

MOLYNEUX
ESTATE AGENTS



47 St. Benedicts Road

, Brandon, IP27 0UP

Offers in excess of £180,000

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Description

Located in the desirable cul-de-sac of St. Benedicts Road, Brandon, this charming end-terrace house offers a perfect blend of comfort and convenience.

The property boasts a modern layout that is ideal for both first or second time buyers and those looking to downsize.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is well-equipped and flows seamlessly into a delightful conservatory, which serves as an excellent space for enjoying the garden views throughout the seasons.

The first floor features two well-proportioned bedrooms, providing ample space for rest and personalisation. A recently updated family bathroom completes the upper level, ensuring all essential amenities are conveniently located.

Outside, the property benefits from an enclosed rear garden, thoughtfully designed with artificial lawn, decking, and a timber shed, making it a low-maintenance oasis for outdoor enjoyment. Additionally, parking is available for two vehicles, with options at both the front and rear of the home.

The location is particularly appealing, with easy access to Brandon town centre via a scenic bridle path, and the stunning Thetford Forest also in close proximity, offering a wealth of outdoor activities and natural beauty.

The property is connected to all mains services, including mains gas fired central heating, whilst also boasting sealed unit UPVC windows and external doors.

This end-terrace home is a rare find in a sought-after area, combining modern living with a tranquil setting.

It presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in Brandon.

Measurements

Lounge - 15' 2" x 12' 7" max

Kitchen - 12' 6" x 7' 9"

Conservatory - 11' 7" x 10' 2"

Stairs to first floor landing

Bedroom 1 - 11' 7" plus door recess x 9' 6"

Bedroom 2 - 11' 9" x 6' 6"

Bathroom - 7' 6" max x 5' 10" max

Council Tax band - B

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon. Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Agents Note

Tel: 01842 818282

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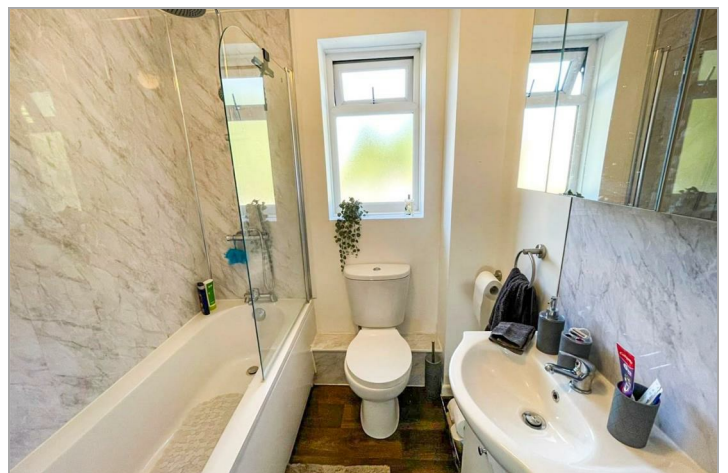
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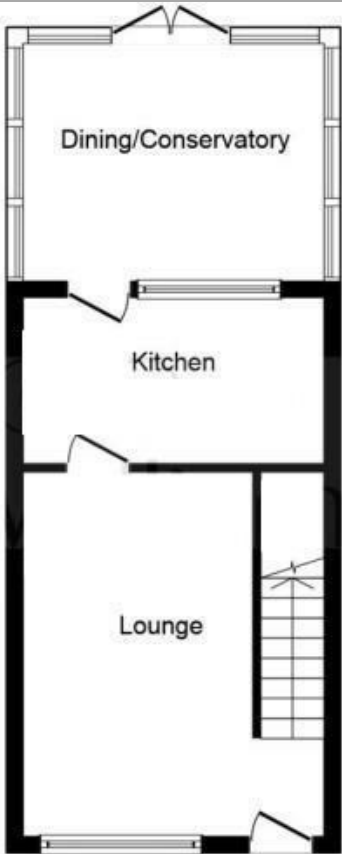
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We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

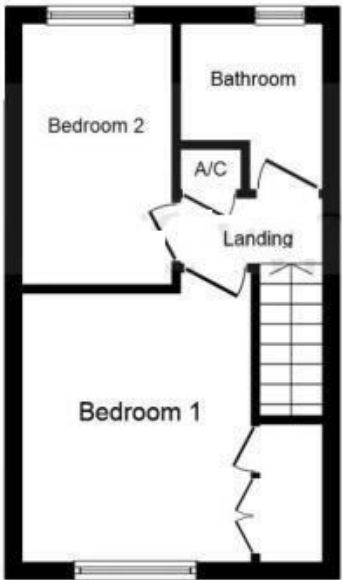
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





Ground Floor



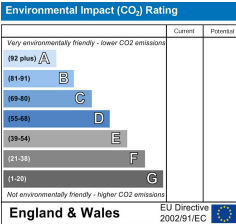
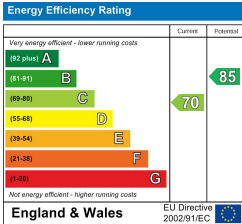
First Floor

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.