MOLYNEUX
ESTATE AGENTS



St Benedicts Road

Brandon, IP27

Price £210,000

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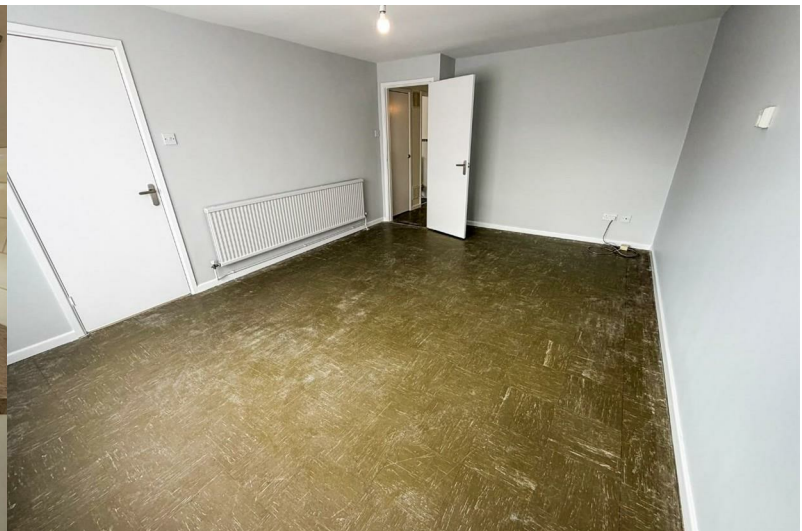

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Description

Found along St Benedicts Drive, in Brandon, this detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Offered with no onward chain, this property is perfect for first-time buyers, downsizers, or anyone looking to enjoy life on one level.

Upon entering, you are welcomed by an entrance hall that leads to a well-appointed kitchen, ideal for culinary enthusiasts. The inviting lounge provides a perfect space for relaxation and entertaining guests. This bungalow boasts two generously sized bedrooms, ensuring ample space for family or guests, along with a family bathroom that caters to all your needs.

The exterior of the property is equally appealing, featuring a garage and a driveway that accommodates ample off street parking, providing convenience for homeowners and visitors alike. The front garden is shingled, offering low maintenance, while the rear garden is a mix of lawn and shingle, perfect for enjoying the outdoors or hosting summer gatherings.

This bungalow is equipped with gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year. Located in a market town, the property benefits from a bridle path at the rear, leading directly to the town centre, where a variety of amenities await.

In summary, this detached bungalow on St Benedicts Drive is a wonderful opportunity to secure a lovely home in a desirable location, with no onward chain. Do not miss the chance to make this property your own.

Measurements

Entrance Porch

Kitchen - 9' 9" max x 7' 7"

Lounge - 16' 10" max x 12' 1"

Inner Hall

Bedroom 1 - 14' 2" x 8' 11"

Bedroom 2 - 10' 11" x 8' 11"

Bathroom - 6' 4" x 5' 4" plus door recess

Garage - 20' 1" x 7' 11"

Agents Note

Council Tax Band - B
West Suffolk

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.

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.





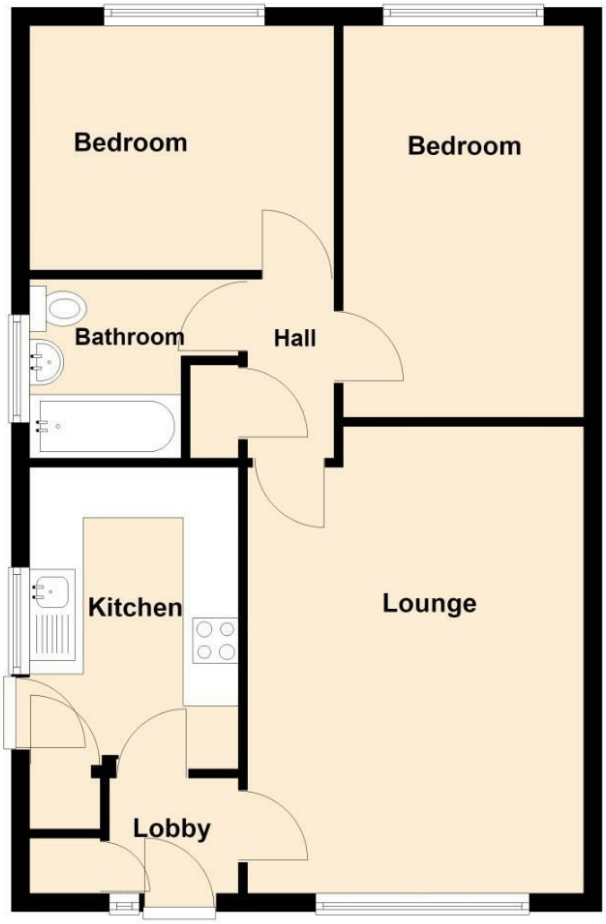






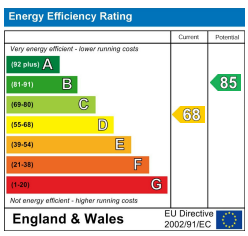


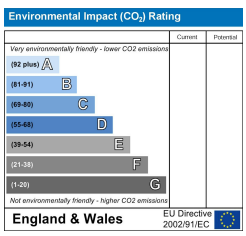
Ground Floor



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.

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