



St. Benedicts Road, Brandon, IP27 0UP

welcome to

St. Benedicts Road, Brandon

A WELL PRESENTED two bedroom terraced home tucked away in a quiet cul-de-sac in Brandon, offering TWO PARKING SPACES, CONSERVATORY and LOW MAINTENANCE GARDEN, all within WALKING DISTANCE OF FOREST WALKS, SCHOOLS, THE TOWN CENTRE and TRAIN LINKS TO CAMBRIDGE and NORWICH!

Summary

Thought to perfectly suit both first time buyers and investors alike, this well maintained mid terraced property is found within a hugely sought after part of Brandon. The home enjoys a convenient position within easy walking distance of scenic forestry walks, the town centre, primary and secondary schools and the main train line with direct links to Cambridge and Norwich.

Tucked away within a quiet cul-de-sac, the property benefits from a small front garden and two allocated parking spaces.

Inside, the accommodation has been well cared for and offers comfortable, practical living space. The living room provides a welcoming setting for cosy evenings or entertaining guests and leads through to a well equipped kitchen, offering plenty of space for appliances.

Adjoining the kitchen is a conservatory, currently arranged as a dining room. This versatile space could easily continue as a dining area or serve as an additional reception room, depending on the needs of the new owner.

Upstairs, the first floor offers two well proportioned bedrooms along with a family bathroom, completing the internal accommodation.

Outside, the rear garden has been designed with low maintenance in mind while still providing a pleasant and sunny outdoor space that can easily be adapted to suit a variety of uses.

A fantastic opportunity in a popular location - viewing is highly recommended!

The Accommodation

Entrance door to:

Living Room

With window to front, door to front, stairs to the first floor landing and two radiators.

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, integrated oven and hob with extractor over, space and plumbing for washing machine, space for tumble dryer, wall mounted central heating boiler and radiator.

Conservatory

Being of brick and UPVC construction, with double doors to rear and radiator.

First Floor Landing

With built in airing cupboard.

Bedroom One

With window to front and radiator.

Bedroom Two

With window to rear and radiator.

Bathroom

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, window to rear and radiator.





Outside

Front Garden

To the front of the property, there is a shingled front garden with a few shrubs, a path to the front door and two parking spaces.

Rear Garden

The enclosed rear garden is largely laid to artificial lawn with a paved patio area and borders throughout.



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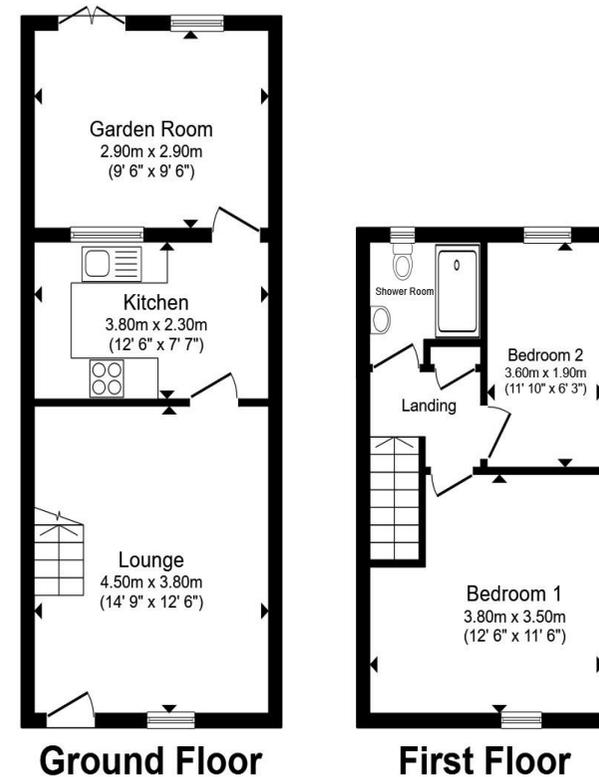
St. Benedicts Road, Brandon

- Two Bedroom Mid-Terraced Home
- Quiet Cul-De-Sac Position
- Sought After Area of Brandon
- A Great First Time or Investment Buy!
- Kitchen with Adjoining Conservatory
- Low Maintenance Garden to Rear
- Two Parking Spaces to Front
- Within Walking Distance of Town Centre Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£195,000



Total floor area 64.2 m² (691 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BRD111160 - 0001

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