



St. Benedicts Road

Brandon, IP27

Price £190,000

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Description

Nestled in the desirable St. Benedicts Road, this charming mid-terrace house offers a perfect blend of modern living and convenience. Built in 1995, this well-maintained property boasts sealed unit UPVC windows and external doors, plus mains gas fired central heating, with a new boiler installed in August of 2023.

Upon entering via an added entrance porch, you are greeted by a spacious lounge that flows seamlessly into the modern kitchen, with a delightful conservatory added to the rear, creating an inviting atmosphere ideal for relaxation or entertaining guests. The modern kitchen is well-equipped, making meal preparation a pleasure. The property features two bedrooms located on the upper floor, as well as the contemporary shower room which adds to the home's appeal, providing a stylish and functional space.

Outside, the enclosed rear garden is a true highlight, featuring an artificial lawn that requires minimal maintenance, complemented by a lovely patio area perfect for al fresco dining or enjoying a sunny afternoon. There is also a useful timber shed and a rear gate. Additionally, the property boasts parking for two vehicles, conveniently located both at the front and rear.

Situated in a sought-after cul-de-sac, this home benefits easy access to a bridle path walkway that leads directly to the town centre, where a variety of amenities await. This location offers the perfect balance of peaceful living while remaining close to essential services and recreational options.

This mid-terrace home is an excellent opportunity for first-time buyers, small families, or those looking to downsize. With its modern features and prime location, it is sure to attract considerable interest. Do not miss the chance to make this delightful property your new home.

Measurements

Entrance Porch

Lounge - 15' 2" x 12' 4" max

Kitchen/ Breakfast Room - 12' 4" x 7' 9"

Conservatory - 11' 2" x 8' 11"

Stairs to first floor landing

Bedroom 1 - 12' 4" max x 11' 7"

Bedroom 2 - 11' 8" x 6' 3"

Shower Room - 7' 6" x 5' 10" max

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.

Tel: 01842 818282

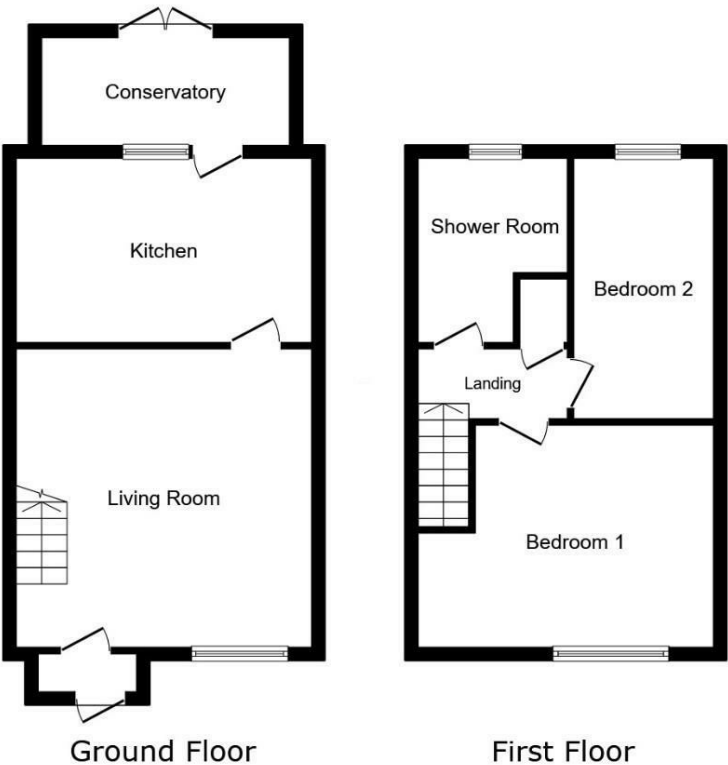
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

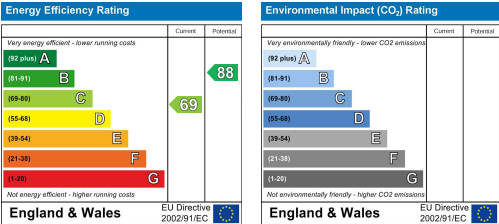




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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.