



## St. Benedict's Road

Brandon, IP27

Guide price £220,000



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## Description

GUIDE PRICE £220,000- £225,000.

Situated on St. Benedicts Road in Brandon, this delightful semi-detached bungalow offers a perfect blend of comfort and modern living. Recently renovated, the property boasts a modern kitchen and a brand new bathroom, ensuring a fresh and contemporary feel throughout.

The bungalow is accessed via a welcoming entrance hall which opens to both the kitchen, and the spacious lounge. Positioned to the front of the bungalow, the lounge provides an inviting space for relaxation and entertainment. The accommodation comprises two well-proportioned bedrooms located at the rear, both of which overlook the generous back garden.

The property benefits from mains gas fired central heating, powered by a combi boiler, ensuring warmth and efficiency during the colder months.

For those with vehicles, there is convenient parking for one car, along with a brick garage and a driveway, providing ample space for your needs. The expansive rear garden is a wonderful feature, offering plenty of room for outdoor activities, gardening, or simply enjoying the fresh air.

With no onward chain, this bungalow presents an excellent opportunity for buyers seeking a hassle-free move. Whether you are a first-time buyer, downsizing, or looking for a peaceful retreat, this property is sure to impress. Do not miss the chance to make this lovely bungalow your new home.

## Measurements

Entrance Hall

Kitchen - 9' 8" max x 7' 6" max

Lounge - 16' 11" max x 12' 3" max

## Inner Hall

Bedroom 1 - 14' 2" x 8' 10"

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

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

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.

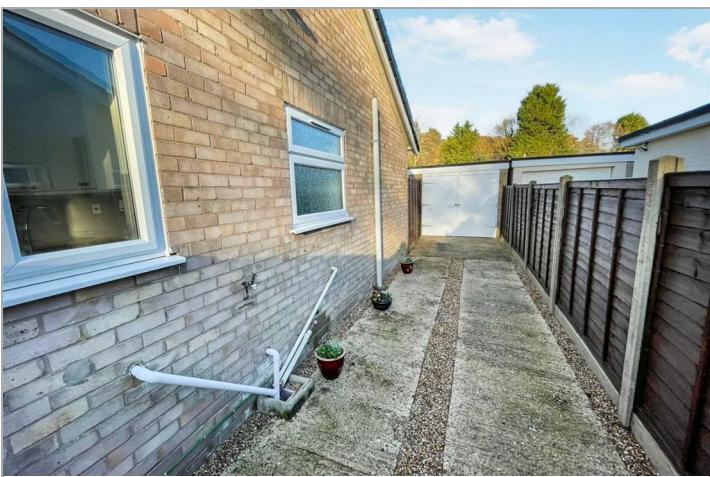
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

Tel: 01842 818282





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.focalagent.com](http://www.focalagent.com)

## Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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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