MOLYNEUX
ESTATE AGENTS

St. Benedicts Road

Brandon, IP27

Price £260,000

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Description

Nestled in a desirable cul-de-sac within St. Benedicts Road, Brandon, this detached bungalow offers a perfect blend of comfort and convenience. Built in circa 1970, the property spans an impressive 990 square feet and features three well-proportioned bedrooms, making it an ideal home for families or those seeking single-level living.

Upon entering, you are greeted by a spacious lounge that invites relaxation and social gatherings. The lounge leads to a modern kitchen, with windows to the front and side aspect plus a side door. An inner hall opens to two of the three bedrooms, as well as a dining area which leads to the third bedroom and a further room that opens to the rear garden.

This bungalow boasts modern amenities, including gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year. A part-converted garage has been thoughtfully transformed into a home office, complete with a rear window and door that opens directly to the garden, making it a perfect workspace for those who work from home.

The landscaped rear garden is a delightful retreat, featuring an artificial lawn that requires minimal maintenance, alongside a patio area that is perfect for outdoor dining and enjoying the fresh air. The block-paved front driveway provides ample off-street parking for several vehicles, a rare find in such a sought-after location.

This property is not just a house; it is a home that offers a peaceful lifestyle in a friendly neighbourhood. With its excellent layout and outdoor space, it is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this lovely bungalow your own.

Contact Molyneux Estate Agents on 01842 818282 or email; info@molyneuxestateagents.co.uk

Measurements

Entrance Porch

Lounge - 15' 7" x 13' 5"

Kitchen - 11' 1" x 11'

Inner Hall

Bedroom 1 - 13' 5" x 9' 10" max

Bedroom 2 - 11' 10" x 8' 3"

Bedroom 3 - 10' 1" x 8' 7"

Dining Area - 10' 1" x 7' 11"

Garden Room - 11' 10" x 5' 11"

Converted Garage/ Office - 11' 8" x 9' 1"

Agents Note

Council Tax Band - C
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.

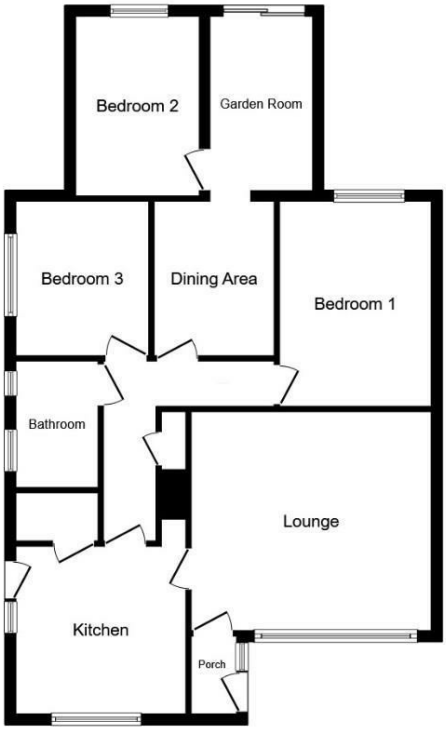
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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.

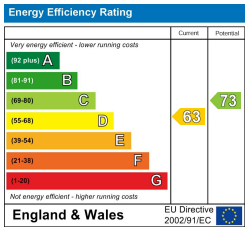


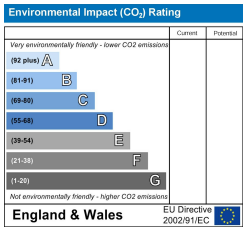
Floor Plan

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.

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