MOLYNEUX
ESTATE AGENTS



St. Benedicts Road

Brandon, IP27

£210,000

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Description

Found in the market town of Brandon, this detached bungalow on St. Benedicts Road is a MUST VIEW! With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

Upon entering, you are welcomed by a spacious entrance hall that leads to a cosy lounge, perfect for relaxation or entertaining guests. The kitchen is functional and well-equipped, making meal preparation a pleasure. The family bathroom is conveniently located, serving the two bedrooms with ease.

The bungalow boasts a lovely enclosed rear garden, which features a combination of patio, lawn, and a shingled area to the side of the home, providing a versatile outdoor space for gardening, dining, or simply enjoying the fresh air. Additionally, there are two timber sheds with power connected, offering ample storage or workshop potential.

For your convenience, the property includes off street parking at the front of the home, and benefits from a gas-fired central heating system, ensuring warmth and comfort throughout the year. The sealed unit uPVC windows and doors enhance energy efficiency and security.

To truly appreciate all that this property has to offer, we invite you to contact Molyneux Estate Agents to arrange an internal viewing. Don’t miss the opportunity to make this lovely home your own.

Measurements

Entrance Hall

Lounge - 13' 7" x 11' 6"

Kitchen - 10' plus door recess x 9' 3" plus alcove

Bedroom 1 - 11' 1" x 10' 9"

Bedroom 2 - 9' 11" plus door recess x 9' 4"

Bathroom - 6' 9" x 5' 5"

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.







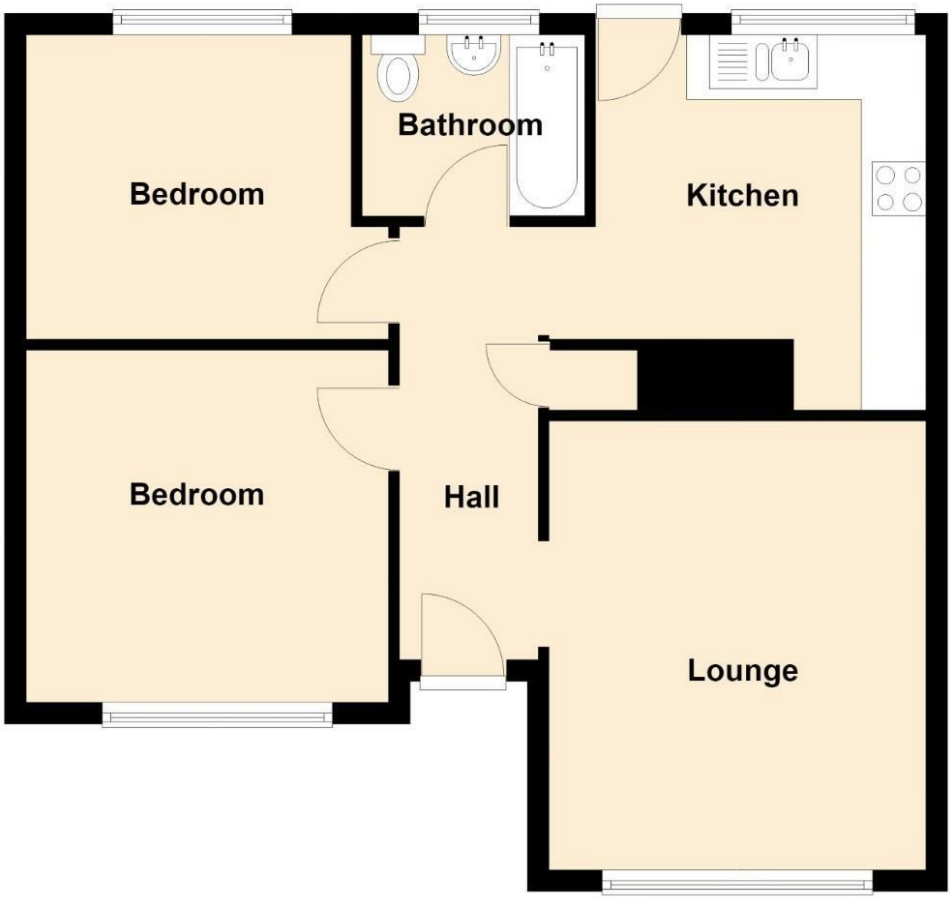






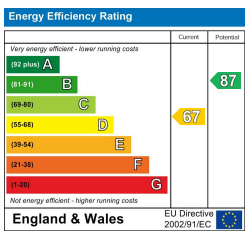


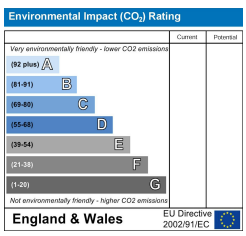
Ground Floor



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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ
TEL: 01842 818282 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**