



8St. Benedicts Road, Brandon, IP27 0UP

welcome to

St. Benedicts Road, Brandon

SOLD WITH NO CHAIN! Found in a popular CUL-DE-SAC POSITION, this DETACHED BUNGALOW offers three good sized bedrooms, SPACIOUS ACCOMMODATION, a CONSERVATORY, driveway & GARAGE and fantastic scope to personalise throughout - viewing is essential!

Summary

Occupying a peaceful position towards the end of a private cul-de-sac, the property immediately impresses with a driveway providing off-road parking, alongside a handy garage that's perfect for additional parking, storage or a workshop.

Stepping inside, the spacious and versatile accommodation offers excellent proportions throughout. A welcoming entrance hall, complete with the rare addition of a separate cloakroom for guests, leads into a bright and spacious sitting room with ample space for dining, creating a wonderful setting for both everyday living and entertaining. The sleek fitted kitchen is well equipped with a range of integrated appliances and space for further white goods, while the adjoining conservatory provides a versatile extension of the living space, ideal as an additional sitting area, dining room or peaceful spot to enjoy views over the garden.

The bungalow continues to impress with three well-proportioned bedrooms, all offering flexibility for families, guests or those working from home, alongside a family bathroom completing the accommodation.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The Accommodation

Entrance door to:

Entrance Hall

With door to front and radiator.

Cloakroom

With W.C, wash hand basin with mixer tap over, window to side and heated towel rail.

Lounge

With window to rear, double doors to side 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 microwave, dishwasher and fridge/freezer, space and plumbing for washing machine, space and point for cooker, window to rear and door to:

Conservatory

Being of brick and UPVC construction, with door to rear.

Inner Hall

With built in storage cupboard.

Bedroom One

With fitted wardrobes and units, window to rear and radiator.

Bedroom Two

With window to front and radiator.

Bedroom Three

With fitted wardrobe, window to rear and radiator.





Bathroom

With W.C, wash hand basin with taps over, bath with taps and shower attachment over, window to front and heated towel rail.

Outside

Front Garden

To the front of the property, there is a garden with some mature shrubs throughout and access to:

Garage

With up and over door to front.

Rear Garden

To the rear of the property, the enclosed garden is largely laid to lawn with a paved patio area, some mature shrubs and plants throughout and access to the side.



view this property online williamhbrown.co.uk/Property/BRD111393



welcome to

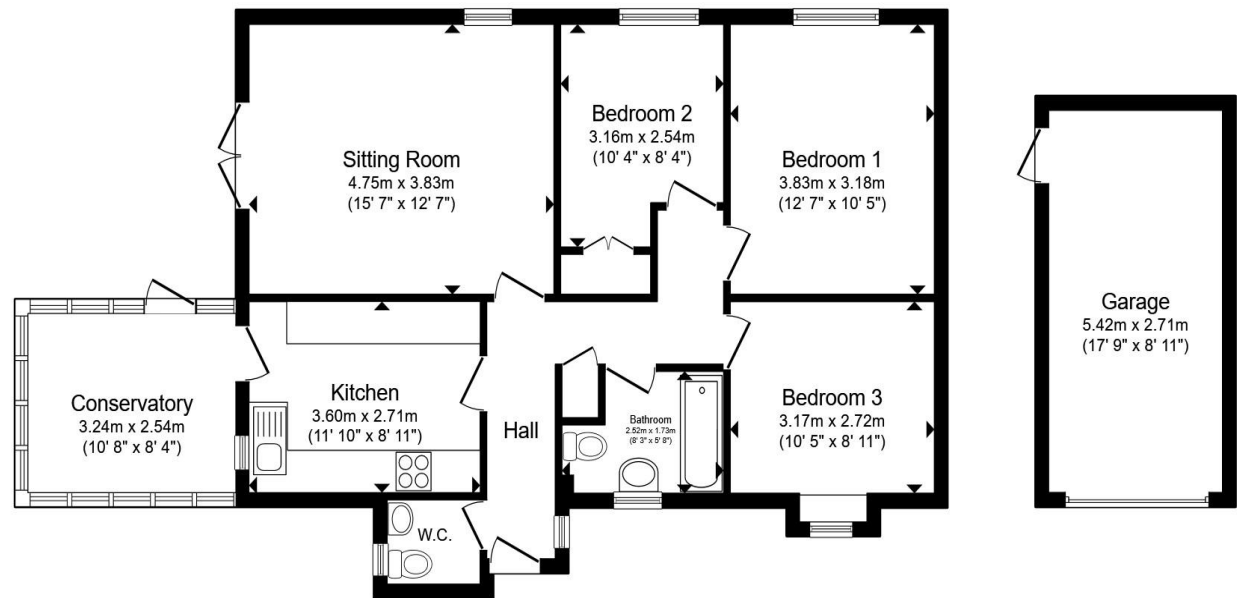
St. Benedicts Road, Brandon

- Spacious Detached Bungalow, Sold with No Chain!
- Three Good Sized Bedrooms
- Sunny Conservatory
- Garage & Driveway Parking
- Plenty of Potential to Personalise Throughout
- Cul-De-Sac Position
- Sleek Fitted Kitchen
- Sizable Garden to Rear

Tenure: Freehold EPC Rating: D
Council Tax Band: C

offers in excess of

£280,000



Floor Plan

Garage

Total floor area 97.7 m² (1,052 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



view this property online williamhbrown.co.uk/Property/BRD111393



Property Ref:
BRD111393 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27
0AQ



williamhbrown.co.uk