



London Road, Brandon, IP27 0LR

welcome to

London Road, Brandon

A CENTRALLY LOCATED semi-detached home on a GENEROUS PLOT! Offering spacious, VERSATILE LIVING, downstairs bathroom, THREE BEDROOMS, lengthy REAR GARDEN & PLENTY OF SCOPE to personalise throughout!

Summary

Positioned in a convenient central Brandon location and sitting on a good-sized plot, this three-bedroom semi-detached home offers a fantastic opportunity for its next owner to make their mark.

Set back from the road, the property begins with a front garden before welcoming you into the entrance hall. From here, the spacious, light-filled lounge provides a comfortable place to relax, while the adjoining open-plan dining room and kitchen create a sociable heart to the home, with plenty of room for appliances. The ground floor is completed by a bathroom and separate cloakroom.

Upstairs, three good-sized bedrooms provide comfortable and versatile accommodation, making this a practical choice for a growing family, first-time buyer or investor.

Outside, the real opportunity continues. The lengthy rear garden provides plenty of space to enjoy and, importantly, offers excellent scope for the new owner to personalise, improve and create a garden that suits their lifestyle.

With Brandon town centre, a wide range of amenities, excellent travel links and both primary and secondary schools all within close proximity, the location adds further appeal.

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 stairs to the first floor landing.

Lounge

With window to front and radiator.

Dining Room

With radiator.

Bathroom

With bath with shower attachment and taps over, window to side and built in storage cupboard.

Cloakroom

With W.C, wash and basin with mixer tap over and window to side.

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, space and plumbing for washing machine, space and point for oven, space for fridge/freezer, space for tumble dryer, window to rear, door to rear and radiator.

First Floor Landing

Bedroom One

With two windows to front and radiator.

Bedroom Two

With window to rear and radiator.

Bedroom Three

With window to rear and radiator.





Outside

Front Garden

To the front of the property, there is a front garden which is largely lawned with a pathway to the front door.

Rear Garden

To the rear, the garden is largely laid to lawn.



view this property online williamhbrown.co.uk/Property/BRD111422



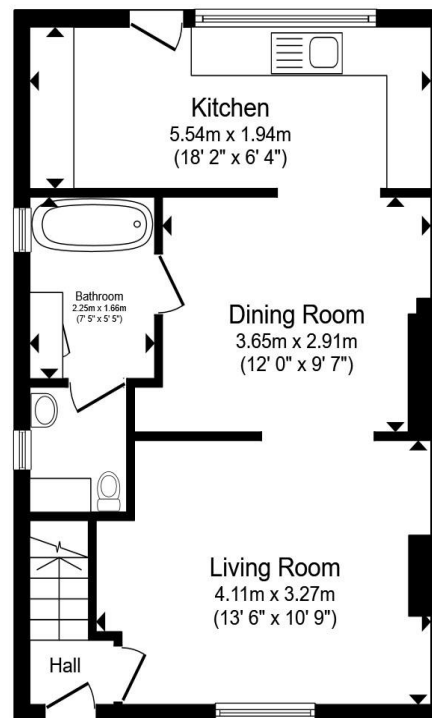
welcome to

London Road, Brandon

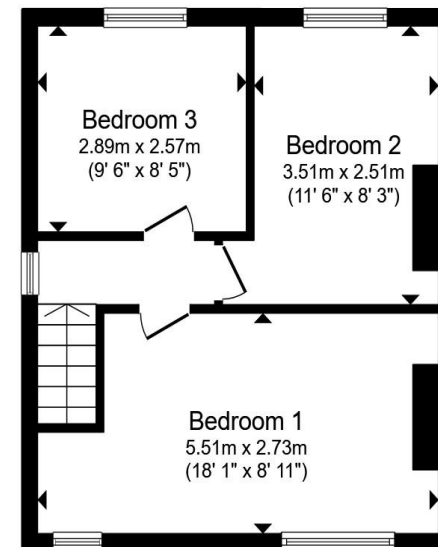
- Spacious Semi-Detached House
- Versatile and Open Plan Living Downstairs
- Ground Floor Bathroom
- Three Bedrooms
- Lengthy Rear Garden
- Central Town Location
- Close to Local Amenities and Travel Links
- A Fantastic First Time Buy, Family Home or Investment

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

£180,000



Ground Floor



First Floor

Total floor area 79.9 m² (860 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


william
h brown

view this property online williamhbrown.co.uk/Property/BRD111422



Property Ref:
BRD111422 - 0002

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