

19 PRIMROSE DRIVE, BRANDON, IP27 0XE

£145,000







Offered to the market chain free is a well-presented freehold one-bedroom home, tucked away in a peaceful corner of Brandon. This property is ideal for first-time buyers, downsizers, or buy-to-let investors. The home benefits from electric heating, double glazing, and 2 designated parking spaces nearby.

Tenure: Freehold

Council Tax Band: A

EPC: TBC

Property Type : Mid Terrace

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 418 sqft

Parking: 2 Off Road Allocated Parking Spaces

#### Utilities / Services

Electric Supply: Mains

Heating: Electric Heating

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of  
Listed – N/A

Conservation Area – No



### **KITCHEN**

Tiled flooring, white gloss shaker style base and wall units, granite effect work surface, tiled splash back, ceramic hob, extractor, oven, space for washing machine, stainless steel sink with mixer tap, under stairs cupboard, window to front.

### **LIVING ROOM**

Laminate flooring, stairs to first floor, French doors to garden.

### **BEDROOM**

Carpet flooring, built in wardrobes, window to rear.

### **BATHROOM**

Tiled flooring, bath with shower over, shower screen, tiled splash back, pedestal sink, toilet, heated towel rail, window to front.

### **OUTSIDE**

Patio area, gravelled area with planting, shed and gated access to garden.







Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		