



London Road

Brandon, IP27

Offers over £210,000

4 1 2 E



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## Description

This CHARMING CHARACTER COTTAGE is located within WALKING DISTANCE of Brandon Town Centre and it's High Street amenities and offers VERSATILE LIVING ACCOMMODATION which includes four bedrooms and two reception rooms.

Downstairs the property includes a lounge with feature fireplace and built in storage cupboards, SEPARATE DINING ROOM, which features a door leading into the rear garden, as well as a kitchen and MODERN downstairs shower room. The kitchen comprises a range of wall and base level units, 1.5 bowl sink unit as well as ample space for appliances. The shower room has been updated and includes a W.C, wash hand basin and shower cubicle.

The downstairs accommodation is concluded with a study/ downstairs bedroom as well as staircase leading down to an underground cellar which would be useful for storage. Upstairs there are a further three bedrooms which includes an EN SUITE W.C to the master bedroom. The third bedroom also benefits from a built in storage cupboard which houses the wall mounted gas boiler.

Outside the property enjoys a fully enclosed rear garden which is predominantly laid to lawn with a small brick patio area. There is a brick built storage shed which would also be useful for further storage.

## Measurements

Lounge - 13'07" max x 12'10" max

Dining Room - 13'10" x 9'00"

Kitchen - 14'03" x 8'01"

Shower Room - 9'06" max x 7'07" max

Study/ Downstairs Bedroom - 9'05" max x 8'05" max

Bedroom - 13'06" max x 12'11" max

En Suite W.C - 6'00" max x 3'03" max

Bedroom - 13'05" max x 8'07" max

Bedroom - 14'04" max x 9'04" max

Cellar - 14'00" x 7'00"

## Agents Note

Council Tax Band - C

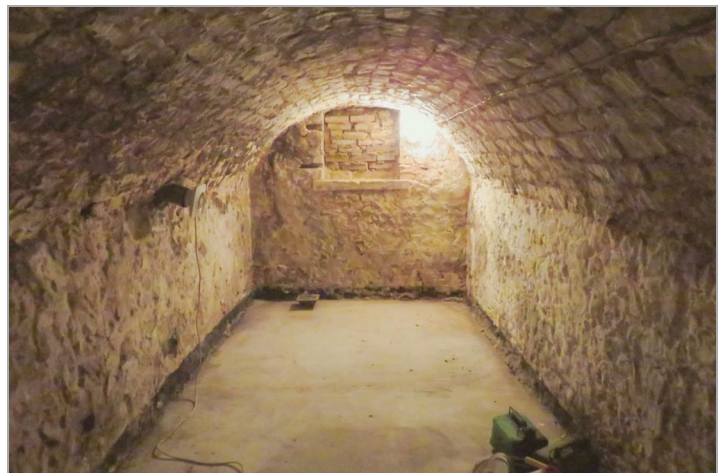
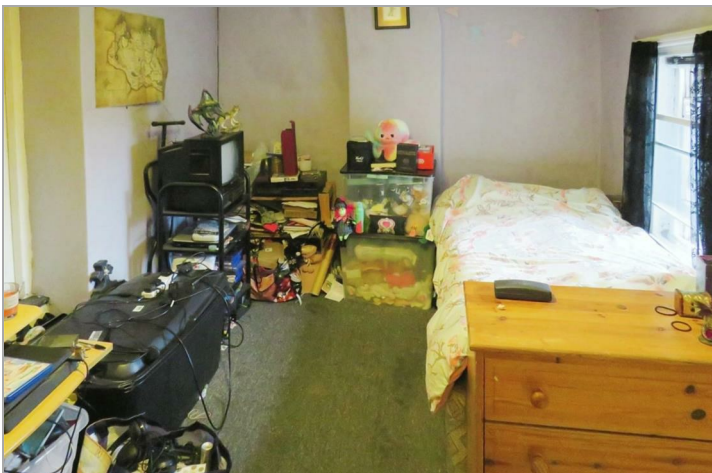
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.

Tel: 01842 818282

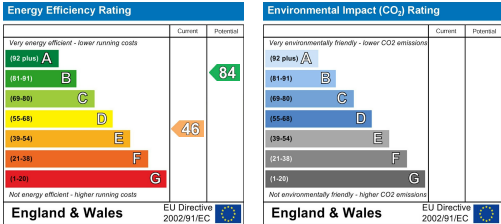




This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.