



London Road

Brandon, IP27

Price £220,000

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Description

This superb semi-detached Victorian home benefits from an excellent location within close proximity to local amenities and has been improved throughout by the current owners. The property offers circa 850sqft of accommodation and includes a gas fired central heating system with a wall mounted Ideal logic combi boiler (serviced August 2024) and has had windows replaced throughout, a composite front door fitted, as well as a recently replaced consumer unit and a fully boarded and insulated loft space which includes a new party fire wall.

Downstairs the house comprises a lounge which includes a fireplace housing an attractive multifuel stove, a separate dining room with feature fireplace and understairs storage cupboard, a modern kitchen as well as a utility area, a study which includes wired internet access and a cloakroom W.C. The kitchen is fully fitted and offers a range of wall and base level units, 1.5 bowl stainless steel sink, AEG induction hob with extractor hood over, integrated double oven as well as space for a dishwasher. There is additional space for appliances in the utility area and a door leading outside to the rear garden patio.

Upstairs the house benefits from **TWO DOUBLE BEDROOMS**, the largest of which includes a feature fireplace and **BUILT IN WARDROBE**, as well as a stunning family bathroom. The bathroom comprises W.C, wash hand basin, bath and separate shower cubicle as well as a fitted storage cupboard unit which includes an electric shaver charging point.

There is a generous sized rear garden which can be accessed via a side gate, through the house itself, or at the rear of the property via a five bar timber gate which allows vehicular access to off street parking space for two cars on a shingled driveway. There is also a Zappi electric car charger installed. In addition, the rear garden includes a modern patio which is ideal for seating/ entertaining, two timber - wood stores, a tool shed and an impressive garden office.

The garden office has been fully insulated and includes a wired internet connection, external sensor lights and power as well as French doors which overlook the garden and house. The garden room is currently used as an office and workshop and would be a fantastic space to **WORK FROM HOME!**

Measurements

Lounge - 12'1" max x 11'00" max

Dining Room - 14'10" max x 12'00" max

Kitchen - 7'11" x 7'3"

Utility/ Rear Porch - 7'4" x 2'11"

Study - 7'00" x 4'5"

W.C - 6'11" x 2'07"

Bedroom - 12'1" max x 11'1" max

Bedroom - 11'00" max x 9'2" max

Family Bathroom - 11'4" x 7'4"

Garden Office - 10'2" x 9'9"

Agents Note

Council Tax Band - B

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.

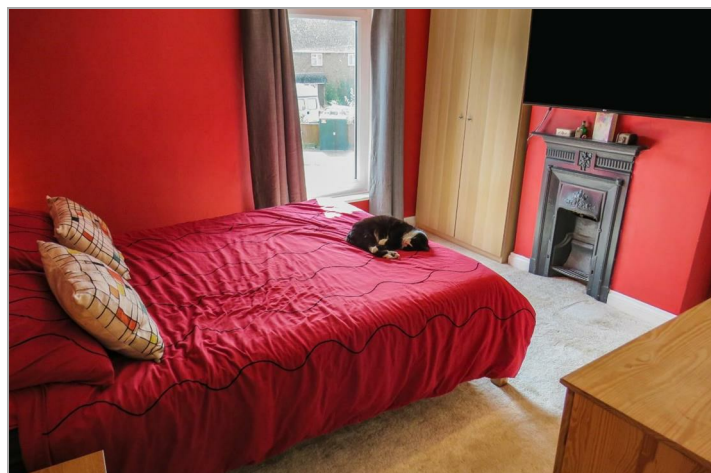
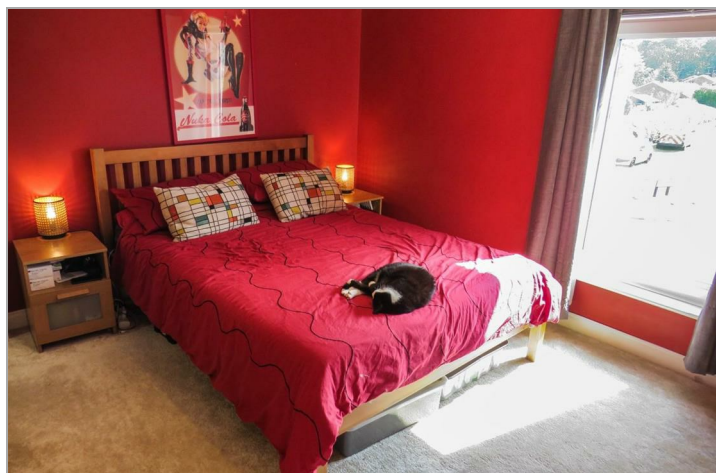
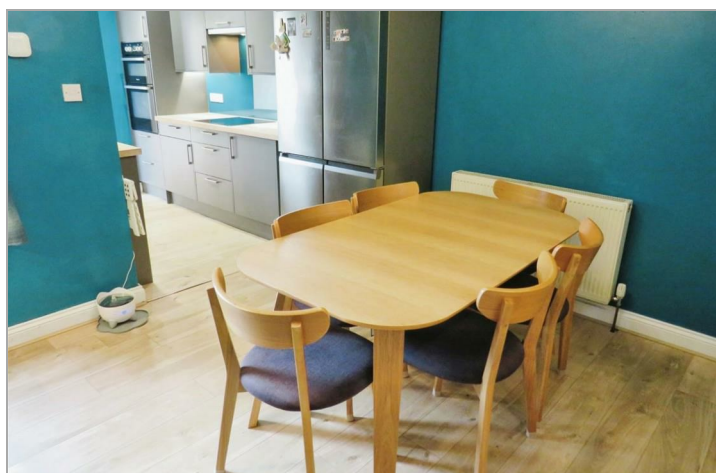
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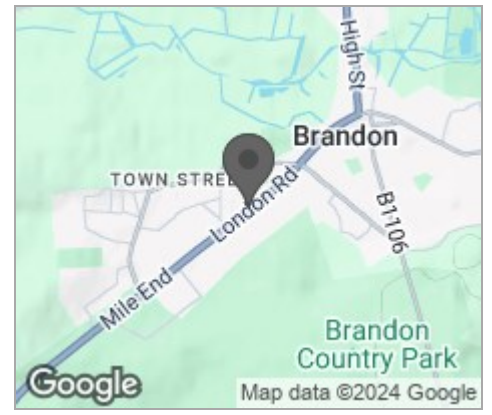
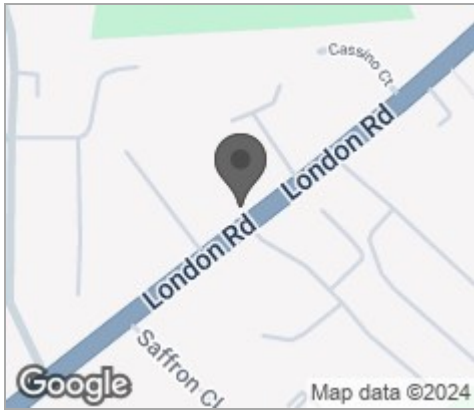
Tel: 01842 818282

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.

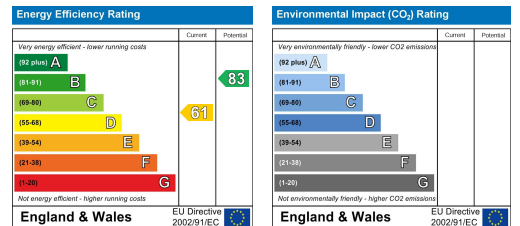




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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