



**Victoria Avenue, Brandon, IP27 0JA**

**welcome to**

## **Victoria Avenue, Brandon**

This is a RARE OPPORTUNITY to purchase a property that has CHARACTER and MODERN PRACTICALITIES to suit a multitude of buyers! Situated within the CENTRE of Brandon, close to shops and the train station, this detached home is SURE TO IMPRESS! Call now to arrange a viewing!

### **Summary**

Found in a quiet, tree lined avenue which is surprisingly in the centre of a popular market town, you'll find this established and characterful detached family home.

Being within just a short walk away from Brandon's town centre and it's wide array of amenities and main train line with direct links to Cambridge and Norwich, the property is in a great location to truly make the most of what the town has to offer!

Sitting back from the road, the property is well established, has great kerb appeal and the benefits do truly start straight away. Inside, the accommodation downstairs expands out to offer a welcoming entrance porch, cosy living room with lovely views of the front garden and further playing field, a modern, open-plan kitchen/dining room, which truly serves as the beating heart of this home and makes a wonderful space to entertain family and friends throughout all seasons, adjoining utility room to keep the larger appliances tucked out of the way and a downstairs shower room.

Upstairs, there are four good sized bedrooms, three of which act as doubles, and a family bathroom.

To the rear, the appeal continues! With the rear being accessed via Church Road, there is ample off road parking here! The garden itself is private and largely laid to lawn and is very charming as it is but also gives the new owner ample scope to mould how they wish!

Overall, viewing is essential to truly appreciate the setting and benefits of this lovely home!

### **The Accommodation**

Entrance door to:

#### **Entrance Porch**

With door to front and radiator.

#### **Living Room**

11' 7" max. x 12' 11" max. ( 3.53m max. x 3.94m max. )

With electric fireplace, bay window to front, window to rear and radiator.

#### **Dining Room**

With understairs storage cupboard and window to front.

#### **Kitchen**

With a range of wall and base units with worktop over, central island, induction hob, integrated oven, integrated dishwasher, integrated fridge/freezer, dual aspect windows to both the rear and side and radiator.

#### **Utility Room**

With space and plumbing for washing machine, space for tumble dryer, gas meter, integrated boiler cupboard, gas meter and window to side.

#### **Ground Floor Shower Room**

#### **First Floor Landing**

Being split level, with access to the loft space.

#### **Bedroom One**

12' 1" max. x 13' ( 3.68m max. x 3.96m )

With window to front and radiator.

#### **Bedroom Two**

12' max. x 13' ( 3.66m max. x 3.96m )

With window to front and radiator.





### **Bedroom Three**

12' 5" x 8' 5" max. ( 3.78m x 2.57m max. )

With built in wardrobe, built in cupboard, window to rear and radiator.

### **Bedroom Four**

9' 3" x 6' 10" ( 2.82m x 2.08m )

With window to rear and radiator.

### **Bathroom**

With W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over, tiled flooring, window to side and heated towel rail.

### **Outside**

#### **Front Garden**

To the front of the property is a garden which is largely lawned, low level picket fence to the public pathway and views into the playing field.

#### **Rear Garden**

The rear of the property is approached via Church Road. The driveway is double width allowing 2 vehicles to park side by side. A double gate opens up to more secure off road parking plus access to the rear garden. There are automatic security lighting along the driveway and into the rear garden.

To the rear of the property is a garden which is largely lawned with a paved patio area, shed, summer house, outside tap and electric sockets.



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welcome to

## Victoria Avenue, Brandon

- Stunning 1920's Detached Residence
- Views into the Playing Field
- Central Town Location
- Ample, Secure Off Road Parking
- Four Bedrooms, Two Reception Areas
- Stylish & Modern Kitchen
- Ground Floor Shower Room & First Floor Bathroom
- Good Size, Private Rear Garden

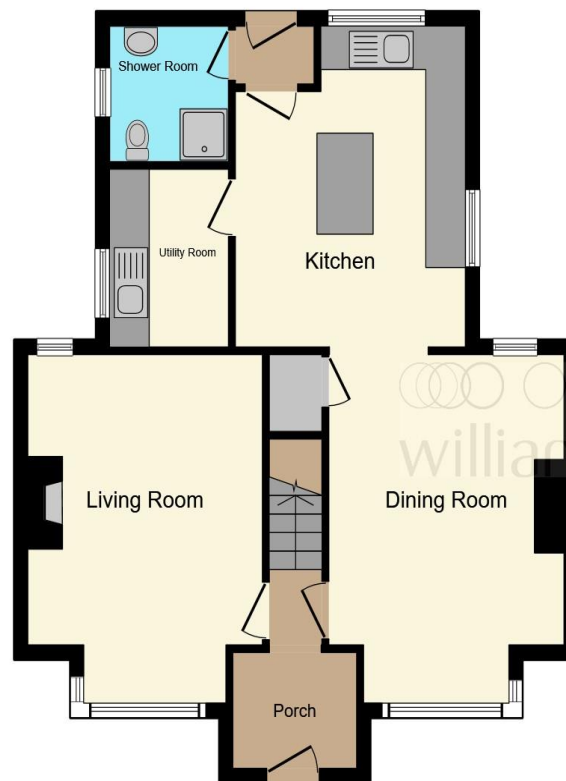
Tenure: Freehold EPC Rating: D

Offers Over

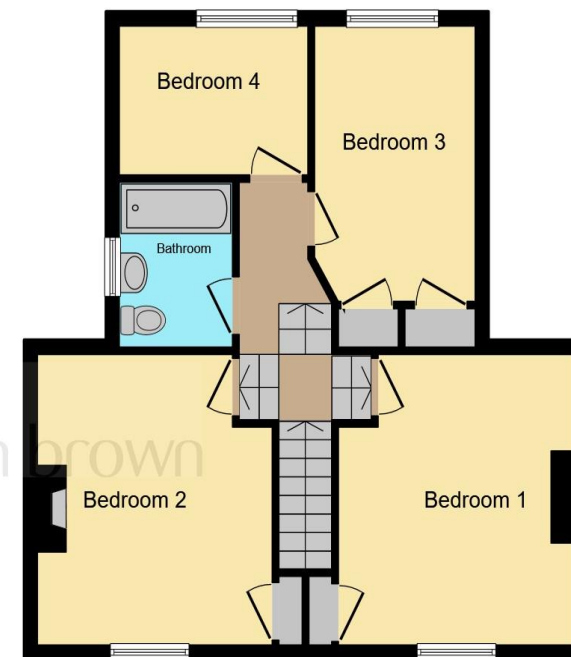
**£390,000**

### directions to this property:

From the William H Brown office on Brandon's High Street, proceed and take a right at the traffic lights onto London Road. Continue and take a right at the traffic lights onto Church Road and immediately on the right, take a turn onto the private lane.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
BRD110192 - 0002

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