



Elizabeth Road ,Brandon, IP27 0EZ

welcome to

Elizabeth Road, Brandon

Sold with no chain! Within easy walking distance of the town and local supermarkets, this semi-detached bungalow offers great potential! Being in need of some modernisation throughout, there are two double bedrooms, a light and spacious lounge, kitchen and low maintenance gardens!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Summary

Located in a sought after location, which is a short walk away from Brandon town centre and all of it's amenities, including two supermarkets, a range of independent shops and takeaways, primary and secondary schools and a main train line with direct links to Cambridge and Norwich, is this two bedroom semi-detached bungalow.

Sitting back from the road, the property initially offers a good sized, yet low maintenance, garden to the front. Inside, you will notice the accommodation will benefit from some modernisation but there is ample opportunity here to improve! And, with the light and spacious living room, fitted kitchen, two double bedrooms, both of which are versatile, with one currently being used as a separate dining room, and family bathroom, there is good space on offer too!

Further opportunity awaits you in the rear garden! Currently being shingled, for ease of maintenance, the space could easily be left as it is or be renovated to include a range of plants and trees, should the new owner enjoy gardening. Either makes for a lovely space!

Viewing is essential to truly appreciate what's on offer!





The Accommodation

Entrance door to:

Entrance Hall

With door to side, built in boiler cupboard, access to the loft space and radiator.

Living Room

12' 3" max. x 12' 8" (3.73m max. x 3.86m)
With built in cupboard, window to front and radiator.

Kitchen

9' 3" x 6' 6" (2.82m x 1.98m)
With a range of wall and base units with worktop over, sink unit with mixer tap over, space and point for electric cooker, door and window to rear and radiator.

Bedroom One

9' 8" x 12' 8" (2.95m x 3.86m)
With built in cupboard, window to rear and radiator.

Bedroom Two

7' 5" x 9' 3" (2.26m x 2.82m)
With window to front and radiator.

Bathroom

With W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over, window to side and radiator.

Outside

Front Garden

To the front of the property is a shingled area.

Rear Garden

To the rear of the property is a private, enclosed garden.



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welcome to

Elizabeth Road, Brandon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached Bungalow
- Two Double Bedrooms
- Within Easy Walking Distance of the Town and Local Supermarkets
- Plenty of Potential to Improve Throughout
- Sold with No Chain!

Tenure: Freehold EPC Rating: Awaited

guide price

£110,000

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, at the set of traffic lights, turn left onto Rattlers Road. Proceed and take a further left onto Elizabeth Road and you will then find the 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 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.focalagent.com

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Property Ref:
BRD110314 - 0001

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