



**Bury Road, Brandon, IP27 0BT**



**welcome to**

## **Bury Road, Brandon**

A detached period property that offers great potential both inside and out! Being sold with no chain, this two bedroom property is in need of some modernisation throughout but offers two reception rooms, a generous rear garden with further wild meadow, garage and off road parking!

### **Summary**

Located in a sought after location, which is nestled between the forest and rolling countryside and the 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 detached period property.

Sitting prominently within the road, the property initially offers heaps of charm and character and, with plenty of potential to improve throughout, there is real potential here too!

Inside, the accommodation expands out to offer a light and bright, yet cosy, living room, with a lovely bay window to the front, a seperate dining room / reception room and a kitchen to the rear, which takes you out to the garden, downstairs.

Upstairs, you'll find two double bedrooms and a family bathroom, offering further great space and potential!

To the rear, the property truly comes alive and offers further potential! The first space available is a lengthy garden, which is already well established, and offers a wide array of plants and shrubs. Further from this, there is a wild meadow that comes with the property, that could easily serve as a private extension to the garden and could be used to suit a myriad of uses.

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

### **The Accommodation**

Entrance door to:

#### **Living Room**

13' 3" max. x 11' 8" max. ( 4.04m max. x 3.56m max. )  
With door to front, window to front and radiator.

#### **Dining Room**

9' 7" plus door recess. x 13' 3" max. ( 2.92m plus door recess. x 4.04m max. )  
With built in storage cupboard, window to rear, door opening to the stairs and radiator.

#### **Kitchen**

19' 1" x 7' 8" max. ( 5.82m x 2.34m max. )  
With a range of wall and base units with work surface over, space and point for electric cooker, sink unit with mixer tap and drainer over, space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler, dual aspect windows to both the rear and side, door to side and radiator.

#### **First Floor Landing**

With access to the loft space and radiator.

#### **Bedroom One**

13' 3" max. x 9' 5" ( 4.04m max. x 2.87m )  
With built in storage cupboard, two windows to front and radiator.

#### **Bedroom Two**

9' 7" x 10' 1" ( 2.92m x 3.07m )  
With built in storage cupboard, window to rear and radiator.

#### **Bathroom**

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





### **Outside**

There is side access which leads to the garden. The rear garden is well established with a variety of plants, trees and shrubs. Although in need of some attention, there is plenty of scope to bring this garden to life!

Beyond the picket gate, there is a wild meadow that comes with the house. This is a perfect place for those that like to create a natural habitat for wildlife.



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welcome to

## Bury Road, Brandon

- Detached Period Property
- Two Double Bedrooms
- Two Reception Rooms
- Generous Rear Garden
- Separate Wild Meadow
- Garage & Parking to Rear
- In Need of Modernisation
- Chain Free Sale!

Tenure: Freehold EPC Rating: D

# £240,000

### directions to this property:

From the William H Brown office on Brandon's High Street, proceed and take a left at the traffic lights, followed by a right onto Bury Road. Continue and you will find the property on the right hand side, clearly indicated by a William H Brown For Sale board.



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](http://www.focalagent.com)

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Property Ref:  
BRD110024 - 0003

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 william h brown



**01842 811058**



[Brandon@williamhbrown.co.uk](mailto:Brandon@williamhbrown.co.uk)



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



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