



Primrose Drive, Brandon, IP27 0XE

welcome to

Primrose Drive, Brandon

Having been cleverly converted over the years, this semi-detached home has plenty on offer! Now offering two good sized, double bedrooms, well presented accommodation, low maintenance gardens. garage and off road parking, all in a great location within a popular market town. Call now to view!

Summary

Found nestled down a quiet residential street towards the edge of the market town of Brandon, is this two bedroom semi-detached house. Found within easy walking distance of the town centre, the property is in a great setting to take advantage of all that Brandon has to offer. With a wide range of amenities, such as a range of independent retailers, two supermarkets, primary and secondary schools and a main train line with direct links to Cambridge and Norwich, there is plenty right on your doorstep!

Sitting back from the road, the property immediately offers allocated off road parking space, a garage and a small garden to the front. Inside, an entrance porch, with a handy adjoining downstairs W.C, leads you in to a light and spacious living room, which has a big window to front, which has a lovely outlook over the frontage and a well-equipped kitchen with it's own dining space.

Upstairs previously offered three bedrooms but has been cleverly converted and adapted to now offer two great sized double bedrooms, plus a further family bathroom, creating a perfect space for a young family or first time buyers looking to put down some roots!

To the rear, the garden is largely paved so is of low maintenance and offers great space for those who aren't so keen on gardening to just relax and soak up the summer sun or, for those who are keen gardeners, there is ample opportunity to adapt the garden as such!

Internal viewing is highly recommended!

The Accommodation

Entrance door to:

Entrance Porch

With door to:

Living Room

14' 8" max. x 14' (4.47m max. x 4.27m)

With door to front porch, window to front, stairs to first floor landing and two radiators.

Kitchen / Diner

14' 10" x 9' 6" (4.52m x 2.90m)

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with stainless steel mixer tap over, space and plumbing for washing machine, space for fridge/freezer, space and point for oven with cooker hood over, built in cupboard housing central heating boiler, door to rear and radiator.

First Floor Landing

With radiator.

Bedroom One

10' 8" x 13' 2" to wardrobe. (3.25m x 4.01m to wardrobe.)

With built in wardrobe, two windows to front and radiator.

Bedroom Two

9' 7" x 8' 1" plus door recess. (2.92m x 2.46m plus door recess.)

With built in wardrobe and radiator.

Bathroom

With W.C, wash hand basin, bath unit with mixer tap and shower attachment over, window to rear and radiator.





Outside

Front Garden

To the front of the property, there is brickweaved space for off road parking and a:

Garage

Rear Garden

To the rear, the garden is enclosed and is mainly laid to paving for ease of maintenance with a square of artificial lawn in the middle.



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welcome to

Primrose Drive, Brandon

- Semi Detached House
- Two Double Bedrooms (Formerly Three Bedrooms)
- Family Bathroom and Guest WC
- 14'8 x 14' Living Room
- 14'10 Kitchen Diner into Garden
- Enclosed, Low Maintenance Garden
- Garage and Ample Off Road Parking

Tenure: Freehold EPC Rating: E

£220,000

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 onto Primrose Drive, where you will follow the road round the bend and find the property on the left hand side.



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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