



**Ashdale Park, London Road, Brandon, IP27 0LY**

**welcome to**

## **Ashdale Park, London Road, Brandon**

Situated in a quiet and peaceful location of Brandon, this exceptionally well presented home is worth a viewing. For those seeking a SINGLE STOREY LIVING with LOW MAINTENANCE, this is for you! There is good accommodation throughout, TWO DOUBLE BEDROOMS, spacious rooms and a SHOWER ROOM!

### **Summary**

This detached park home is tucked away in Brandon and has good access to the wide array of amenities on offer. This includes various independent shops and retailers, two supermarkets, a popular market which runs twice a week and a main train line with direct links to Cambridge and Norwich.

With a prerequisite of being over 55, the area of Ashdale Park is a quiet yet friendly neighbourhood. The home itself offers well maintained accommodation throughout and comprises a welcoming entrance porch, a stunning, double aspect living/dining room, a practical kitchen, two double bedrooms and a modern, family shower room.

Outside, the home benefits by sitting in the middle of a stunning wrap around plot with low maintenance gardens and from a detached garage, which is uncommon on this particular development, for the homeowner plus extra allocated parking for visitors!

### **The Accommodation**

Entrance door to:

#### **Entrance Porch**

With door to:

#### **Entrance Hall**

With built in storage cupboard and radiator.

#### **Living / Dining Room**

19' 6" max. x 14' 5" max. ( 5.94m max. x 4.39m max. )

Being an L-shaped room, with two windows to side, window to front and radiator.

#### **Kitchen**

9' 4" x 11' 10" ( 2.84m x 3.61m )

With a range of wall and base units with work surface over, sink unit with mixer tap over, space for fridge/freezer, space and point for electric cooker, door and window to rear and radiator.

#### **Bedroom One**

12' 2" max. x 9' 10" max. ( 3.71m max. x 3.00m max. )

With a large wardrobe, window to side and radiator.

#### **Bedroom Two**

9' 5" x 8' 9" ( 2.87m x 2.67m )

With built in storage cupboard, window to front and radiator.

#### **Shower Room**

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







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## Ashdale Park, London Road, Brandon

- Detached Park Home
- Two Double Bedrooms
- Accessible Shower Room
- Spacious Rooms Throughout
- Garage
- Over 55's Only!
- Within Walking Distance of Local Amenities
- No Chain!

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

**£80,000**



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:  
BRD110432 - 0002

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