



Rattlers Road, Brandon, IP27 0EU

welcome to

Rattlers Road, Brandon

A great family home which is within walking distance of local amenities is on offer here! With three bedrooms, a living room with separate dining room/study, low maintenance gardens, off road parking to rear & potential throughout, this is set to make a great first time or investment buy!

Summary

Positioned in an extremely convenient location within the market town of Brandon and being just a short walk away from a wide range of local amenities, including supermarkets, an array of independent, local shops, a primary and secondary school and a main train line with direct links to Cambridge and Norwich, you will find this three bedroom semi-detached home.

On approaching the property, you will immediately notice the large front garden, which is currently shingled for ease of maintenance. Inside the property, you will find a welcoming entrance hall, followed by a large living room, a separate dining room, that is currently being used as a study, and family kitchen, with access out to the rear garden, downstairs.

Heading upstairs, you will find three good sized bedrooms, with built in cupboards and storage to the master bedroom, modern bathroom and separate W.C. To the rear of the property, you will find an extensive rear garden, which is initially laid to lawn, with shingled parking areas and a brick built shed, which would work perfect for outside storage!

With the location of this home and the facilities it offers, it would make the perfect first time buy, or home for a growing family. Call us now to view!

The Accommodation

Entrance door to:

Entrance Hall

With door to front, window to side, stairs to the first floor landing and radiator.

Living Room

11' 5" max. x 13' 11" (3.48m max. x 4.24m)

With window to rear and radiator.

Dining Room / Study

10' 4" plus recess. x 9' 11" (3.15m plus recess. x 3.02m)

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

Kitchen

9' 1" x 5' 11" (2.77m x 1.80m)

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, space and plumbing for washing machine, space for fridge/freezer, space and point for oven, wall mounted boiler and under stairs cupboard.

First Floor Landing

Bedroom One

10' 8" max. x 14' (3.25m max. x 4.27m)

With built in wardrobe, window to front and radiator.

Bedroom Two

9' 7" x 10' (2.92m x 3.05m)

With window to rear and radiator.

Bedroom Three

9' 4" x 6' 10" (2.84m x 2.08m)

With built in wardrobe, window to front and radiator.





Bathroom

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

Separate W.C

With W.C and window to side.

Outside

Front Garden

To the front of the property is a shingled front garden and a pathway leading to the front door.

Rear Garden

To the rear, the garden is initially laid to lawn with a brick built shed to the right hand side and a shingled parking area to the rear.



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welcome to

Rattlers Road, Brandon

- Semi-Detached House
- Three Bedrooms
- Great Location, Close to Amenities
- A Great First Time or Investment Buy!
- Rear Garden with Brick Built Storage Shed
- Off Road Parking to the Rear
- Living Room with Separate Dining Room / Study
- Potential to Make Your Own!

Tenure: Freehold EPC Rating: C

£210,000

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 next set of traffic lights just before the petrol station, turn left onto Rattlers Road, where you will 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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Property Ref:
BRD110533 - 0002

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