



**St. Edmund Road, Weeting, Brandon, IP27 0QZ**

**welcome to**

## **St. Edmund Road, Weeting, Brandon**

A semi-detached two-bed bungalow in sought-after Norfolk village! Being offered with no onward chain, the property is spacious throughout with scope to modernise, plus a generous garden and conservatory. Viewing essential!

### **Summary**

Offered with no onward chain, this semi-detached bungalow is tucked away in a popular Norfolk village, offering fantastic potential for those looking to put their own stamp on a property.

Perfectly positioned with a range of village amenities on the doorstep-including a pub, fish and chip shop, petrol station and local sports clubs-the home is also just a short distance from the market town of Brandon, where you'll find supermarkets, schools, and a mainline train station with direct links to Cambridge and Norwich.

Inside, the property is neutrally presented throughout and offers a great opportunity for renovation or modernisation. Entering via a generous conservatory, which doubles as a handy porch or utility space, you're welcomed into a spacious living room, with an adjoining kitchen, two well-proportioned bedrooms, and a family bathroom.

To the rear, the generous garden offers even more scope to create a wonderful outdoor space, with plenty of room to landscape.

This is a must-see home for those looking for single-storey living with scope to add value, in a sought-after village setting.

### **The Accommodation**

Entrance door to:

#### **Conservatory**

13' 5" x 7' 8" ( 4.09m x 2.34m )

With door leading out to the rear garden.

#### **Living Room**

12' 5" max. x 15' 10" ( 3.78m max. x 4.83m )

With fireplace, window to front and storage heater.

#### **Kitchen**

15' 10" x 7' 6" ( 4.83m x 2.29m )

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, electric hob and oven, window to front and door to:

#### **Inner Hall**

#### **Bedroom One**

14' max. x 9' 5" ( 4.27m max. x 2.87m )

With built in airing cupboard, window to side and storage heater.

#### **Bedroom Two**

10' 7" x 7' 11" ( 3.23m x 2.41m )

With window to side and storage heater.

#### **Bathroom**

With W.C, sink inset into a vanity unit with taps over, bath with shower attachment and taps over, access to the loft space and window to side.





## Outside

### Front Garden

To the front of the property, there is a shingled driveway, providing plenty of off road parking space and a range of mature shrubs.

### Rear Garden

To the rear, the garden has a shingled area with a range of mature shrubs and bushes throughout.



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## St. Edmund Road, Weeting, Brandon

- Semi-Detached Bungalow in a Popular Norfolk Village
- Neutral Interiors with Scope to Renovate and Improve
- Spacious Living Room to Front Aspect
- Close to Village Amenities and Just Minutes from Brandon Town
- Direct Train Links to Cambridge and Norwich Nearby
- Family Bathroom
- Sold with No Onward Chain!

Tenure: Freehold EPC Rating: E

**£210,000**



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:  
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