



Thetford Road, Brandon, IP27 0DB

welcome to

Thetford Road, Brandon

SOLD WITH NO ONWARD CHAIN! This characterful end cottage can be found within walking distance to town centre facilities and also the train station. With TWO BEDROOMS and TWO RECEPTION ROOMS plus a cottage garden, this would make a great first home! Call now for a viewing!

Summary

Ideal for first-time buyers or investors, this charming end-terraced cottage offers character, convenience, and a fantastic town-centre location.

Situated within walking distance of Brandon's bustling high street, you'll find a variety of independent shops, supermarkets, takeaways, schools, and the mainline train station with direct services to Cambridge and Norwich all close by-making this an excellent base for commuters and locals alike.

Inside, the accommodation is full of traditional charm. A cosy front living room with a feature wood burner provides the perfect place to unwind, while a separate dining room adds flexibility for mealtimes or entertaining. The kitchen and ground floor bathroom complete the downstairs layout.

Upstairs, there are two double bedrooms, both well-proportioned and full of natural light.

To the rear, the cottage-style garden has been well maintained and provides a lovely, tranquil space to enjoy through the seasons.

With so much on offer and no onward chain, this home is a must-see.

The Accommodation

Entrance door to:

Living Room

11' 11" x 12' 2" max. (3.63m x 3.71m max.)

With door to front, window to front, feature woodburner and radiator.

Dining Room

12' 8" max. x 12' 1" max. (3.86m max. x 3.68m max.)

With stairs to the first floor landing, under stairs storage cupboard, range cooker, wooden flooring, two windows to side and radiator.

Kitchen

5' 11" x 9' 11" (1.80m x 3.02m)

With a range of fitted kitchen units at base level with work surface over, sink unit with mixer tap over, space and plumbing for washing machine, space for fridge/freezer, wooden flooring, dual aspect windows to both the side and rear, door leading out to the rear garden, radiator and door to:

Bathroom

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

First Floor Landing

With access to the loft space and to both Bedrooms.

Bedroom One

11' 11" max. x 12' 2" max. (3.63m max. x 3.71m max.)

With window to front and radiator.

Bedroom Two

12' 1" max. x 9' 9" (3.68m max. x 2.97m)

With built in cupboard housing central heating boiler, window to rear and radiator.





Outside

There are three outbuildings directly at the rear of the garden.



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welcome to

Thetford Road, Brandon

- End Terraced Cottage
- Cosy Living Room with Feature Woodburner
- Separate Dining Room
- Ground Floor Bathroom
- Two Double Bedrooms
- Well-Kept Cottage Garden
- Close to Train Station with Direct Links to Cambridge & Norwich
- Perfect for First Time Buyers or Investors!

Tenure: Freehold EPC Rating: Awaited

£170,000



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

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