



Edmund Road, Brandon, IP27 0XA

welcome to

Edmund Road, Brandon

First-floor apartment in a popular Brandon location, with green space views, two bedrooms, kitchen/diner, separate living room, shower room & allocated parking-perfect for first-time buyers or investors!

Summary

Calling all first-time buyers and investors! This well-positioned first-floor apartment offers a fantastic opportunity to step onto the property ladder or expand a rental portfolio. Situated in an extremely popular location within Brandon, the home is just a short walk from local amenities, yet set back enough to provide a peaceful retreat from the hustle and bustle of town life.

One of the home's standout features is its lovely views over green space to the front, creating a sense of openness and tranquillity. Inside, the property boasts a separate living space, ideal for unwinding, alongside a well-proportioned kitchen/diner, offering a practical and social space for mealtimes. There are also two well-sized bedrooms and a modern shower room.

With allocated parking included, this home is both practical and inviting. Whether you're looking for your first home or a smart investment, this apartment is a must-view!

The Accommodation

Entrance door to:

Entrance Porch

With consumer unit and stairs to:

Entrance Hall

With built in storage cupboard.

Kitchen / Diner

7' 10" x 13' 6" (2.39m x 4.11m)

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, space for fridge/freezer and window to rear.

Living Room

9' 4" x 9' 4" (2.84m x 2.84m)

With electric wall heater and window to front.

Bedroom One

11' 1" x 9' 6" (3.38m x 2.90m)

With electric wall heater and window to rear.

Bedroom Two

10' 7" x 8' 9" (3.23m x 2.67m)

With electric wall heater and window to front.

Shower Room

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

Parking

The property comes with one allocated parking space.





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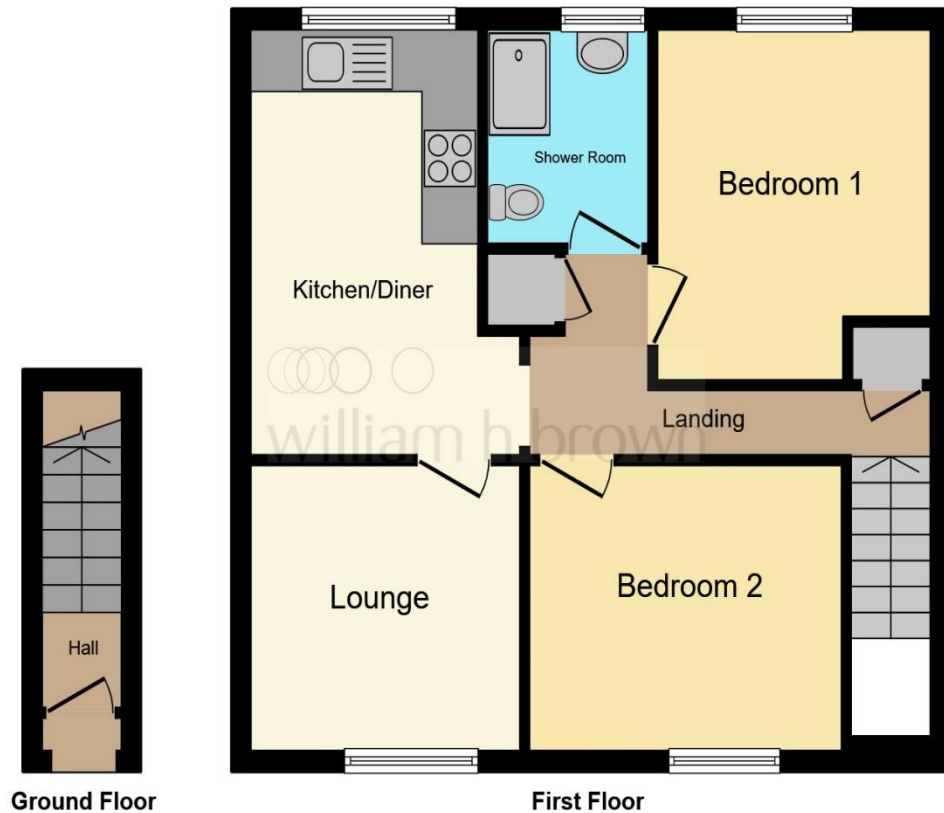
- First Floor Apartment in a Sought After Brandon Location
- Lovely Green Space Views to the Front
- Separate Living Room
- Well Proportioned Kitchen/Diner - Great for Mealtimes
- Two Well Sized Bedrooms for Flexible Living
- Modern Shower Room for Added Convenience
- Walking Distance to Local Amenities
- Allocated Parking Included

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 1000 years from 01 Jan 2007.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



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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Property Ref:
BRD108745 - 0001

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