



**Cassino Court, London Road, Brandon, IP27 0EW**

**welcome to**

## **Cassino Court, London Road, Brandon**

NO CHAIN! Set within a QUIET CUL-DE-SAC just a short walk from Brandon's town centre, train station and local amenities, this well-proportioned four-bedroom home offers EXCELLENT SCOPE FOR MODERNISATION and represents a fantastic opportunity for both HOME MOVERS and INVESTORS!

### **Summary**

A spacious and well-proportioned detached home, found in a prime central location within Brandon and offered to the market with no onward chain.

Set within a quiet cul-de-sac, yet within easy walking distance of the town centre and its wide range of amenities, this property is ideally positioned to appeal to both home movers and investors alike.

To the front, there's a low-maintenance garden with mature shrubs, along with a driveway and garage providing ample off-road parking.

Inside, a welcoming entrance hall with a handy downstairs cloakroom leads to a spacious open-plan kitchen/diner, perfect for family mealtimes and entertaining, plus a separate living room that's ideal for relaxing or hosting.

Upstairs, the home offers four good-sized bedrooms and a family bathroom, with plenty of scope to update and personalise throughout.

To the rear, a well-sized and versatile garden provides a great outdoor space for all to enjoy.

Viewing is highly recommended!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, stairs to the first floor landing, built in storage cupboard and radiator.

#### **Downstairs Cloakroom**

With W.C, wash hand basin with mixer tap over, window to front and radiator.

#### **Living Room**

11' 10" max. x 18' 9" ( 3.61m max. x 5.71m )

With double doors leading out to the rear garden, window to front and two radiators.

#### **Dining Room**

13' 2" x 8' 11" ( 4.01m x 2.72m )

With window to rear and radiator.

#### **Kitchen**

10' 10" max. x 9' 4" max. ( 3.30m max. x 2.84m max. )

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, integrated oven, electric hob with cooker hood over, integrated fridge/freezer, wall mounted central heating boiler, window to front, door to side and radiator.

#### **First Floor Landing**

With built in storage cupboard and window to rear.

#### **Master Bedroom**

11' 5" x 10' 10" ( 3.48m x 3.30m )

With dual aspect windows to both the front and side and radiator.





### **Bedroom Two**

11' 11" x 9' 10" max. ( 3.63m x 3.00m max. )  
With window to front and radiator.

### **Bedroom Three**

13' 2" x 7' ( 4.01m x 2.13m )  
With window to rear and radiator.

### **Bedroom Four**

11' 10" x 8' 7" max. ( 3.61m x 2.62m max. )  
With window to rear and radiator.

### **Family Bathroom**

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

### **Outside**

#### **Front Garden**

To the front of the property, there is a garden which has a few shrubs dotted throughout and a shingle driveway to the side, which provides plenty of space for off road parking and access to:

#### **Garage**

With up and over door to front.

#### **Rear Garden**

To the rear, the enclosed garden is largely laid to lawn with a shrub and floral border to the side and a paved patio area.



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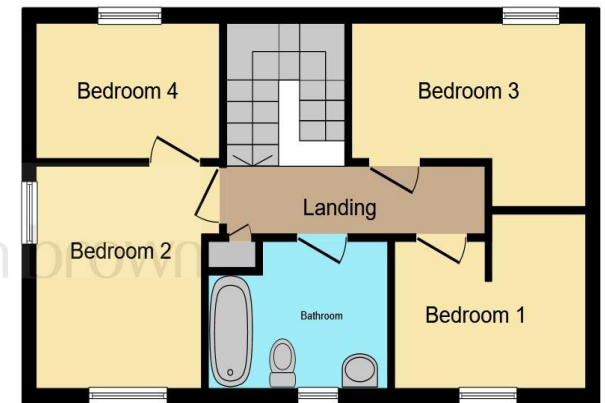
- Detached Family Home in a Prime Central Brandon Location
- No Onward Chain!
- Quiet Cul-De-Sac Setting of Only Four Properties
- Spacious Open-Plan Kitchen/Diner - Ideal for Family Living and Entertaining
- Four Good Sized Bedrooms and a Family Bathroom
- Great Potential to Update and Personalise Throughout
- Driveway and Garage Providing Ample Off Road Parking
- Enclosed Rear Garden Offering a Private Outdoor Space

Tenure: Freehold EPC Rating: C

**£325,000**



Ground Floor



First Floor

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:  
BRD111043 - 0001

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01842 811058**



[Brandon@williamhbrown.co.uk](mailto:Brandon@williamhbrown.co.uk)



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



[williamhbrown.co.uk](http://williamhbrown.co.uk)

