

# Chilterns



High Street, Brandon, Suffolk

FREEHOLD **£135,000**

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[www.chilternscc](http://www.chilternscc)





High Street, Brandon, Suffolk, IP27 0AU

£150,000 Freehold

An established two bedroom terraced cottage set within a prime central position and conveniently located for easy access to the the towns amenities. In need of general updating and improvement and offered to the market Chain Free.



## SITUATION & LOCATION

This established two bedroom terraced cottage is located in a prime town centre location and is offered to the market Chain Free.

The property is in need of general updating throughout and offers those purchasers an opportunity to acquire a property that they can improve.

Brandon is a small West Suffolk town situated in the heart of the Breckland and the Thetford pine forest. It has a range of shops catering for most day-to-day needs; churches; schools and other facilities including a modern sports complex. Brandon railway station is on the Norwich-Ely line; from Ely connections can be made to services to London, the Midlands and the North. The larger town of Thetford is only six miles away with a sports centre with an indoor swimming and leisure pool complex and a range of other sporting and social clubs and amenities.

## LOUNGE

**15' 1" x 10' 9" (4.62m x 3.30m)**

Fitted carpet, night storage heater, single glazed window with secondary double glazing, staircase leading to first floor.

## KITCHEN

**11' 10" x 11' 3" (3.63m x 3.43m)**

Range of matching floor cupboard units with work surfaces over incorporating single drainer stainless steel sink unit, plumbing for automatic washing machine, night storage heater, UPVC double glazed window, door leading to rear garden.

## BEDROOM

**11' 5" x 9' 10" (3.48m x 3.02m)**

Single glazed window, electric panel heater.

## BEDROOM

**6' 7" x 11' 1" (2.03m x 3.40m)**

UPVC double glazed window, electric panel heater.

## BATHROOM

White suite comprising of panelled bath with electric shower over, WC, wash hand basin, airing cupboard housing hot water cylinder, UPVC double glazed window.

## OUTSIDE

The rear garden is chiefly laid to lawn and leads to the

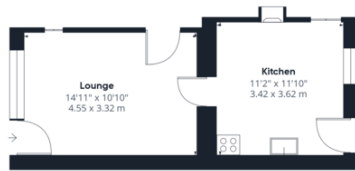
brick out building. There is a right of way access from the adjoining to the right hand side to the rear garden. This right of way also provides access for the adjoining property across our rear garden.

**SERVICES** Mains electric, water and drainage.

**EPC RATING** Band - E

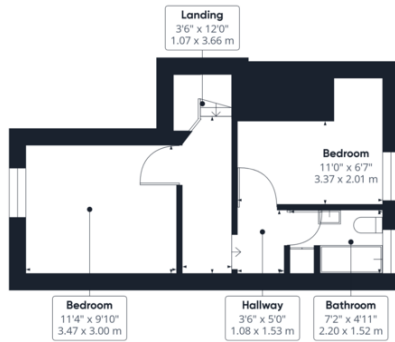
**COUNCIL TAX** Band - A





Approximate total area<sup>9</sup>  
610.08 ft<sup>2</sup>  
56.68 m<sup>2</sup>

Ground Floor

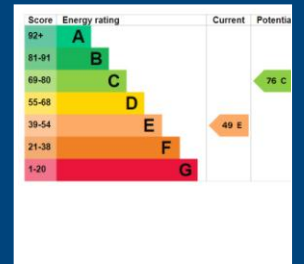


Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



# Chilterns

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