



LONDON ROAD

BRANDON, SUFFOLK, IP27 0LX

£275,000

FREEHOLD

Chilterns

# LONDON ROAD

BRANDON, SUFFOLK, IP27 0LX

Chilterns

An individual detached bungalow residence occupying a large plot in a non estate location on the Western side of the town. Built originally in the 1950's, the sale of this property offers an ideal opportunity to those buyers seeking a home with potential for improvement and updating and early viewings are recommended.

This individually constructed detached bungalow residence occupies a non estate location fronting the London Road on the Western side of the town. Standing back from the road, this established property was built in the 1950's and is situated on a large rectangular plot, the gardens having been established and landscaped over the years including a rear courtyard for additional parking together with a number of useful buildings including a garage/workshop as well as an open bayed work shop and attached store.

This unique two bedroom property has remained in the same ownership since it was first built and has been generally updated and improved over the years including the construction of a rear conservatory/sun room and side porch. However, many of the fixtures and fittings are generally dated and no doubt purchasers will want to consider updating them.

The sale of this property represents an excellent opportunity to those purchasers seeking an individual home with great potential for further improvement or extending and early viewings are recommended.





The property is conveniently located for the town's amenities and also benefits from the 'Factory Shop' just being across the road next to Omar Homes, the local manufacturer of park homes. 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 including a Tesco's and Aldi store. There are 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.

**ENTRANCE PORCH** With Upvc sealed unit double glazed entrance door; ceramic tiled floor.

**ENTRANCE HALL** Softwood framed glazed panelled entrance door; radiator; fitted carpet.

**SITTING ROOM** 11' 5" x 11' 5" (3.48m x 3.48m) Fitted gas fire with back boiler (serving central heating and domestic hot water); aluminium framed sealed unit double glazed bay window to front aspect; radiator; fitted carpet.

**BEDROOM 1 (FRONT ASPECT)** 11' 5" x 12' 4" (3.50m x 3.76m) Aluminium framed sealed unit double glazed bay window; radiator; fitted carpet.

**BEDROOM 2 (REAR ASPECT)** 10' 7" x 10' 11" (3.25m x 3.34m) With secondary glazing to softwood framed window; two radiators; fitted carpet.

**BATHROOM** 6' 4" x 7' 1" (1.95m x 2.16m) Coloured suite comprising panelled bath with shower/mixer over and glass shower screen, pedestal washbasin and W.C; fully tiled walls; radiator; soft wood framed window; radiator; ceramic tiled floor.





**KITCHEN** 8' 9" x 11' 0" (2.69m x 3.36m) Range of cupboard units incorporating single drainer sink unit with mixer tap; fully tiled walls; pantry; airing cupboard with hot water cylinder; radiator; softwood framed window and part glazed softwood framed door to:

**SIDE PORCH** 3' 10" x 16' 6" (1.17m x 5.05m) Of brick construction with UPVC sealed unit double glazed entrance door to front and rear, Upvc sealed unit double glazed windows with vertical blinds; ceramic tiled floor leading to:

**REAR CONSERVATORY** 23' 9" x 7' 3" (7.25m x 2.21m) Of part brick construction with UPVC sealed unit double glazed windows under a sloping polycarbonate roof; sliding aluminium framed sealed unit double glazed doors to rear garden; glazed panelled door to outside.

**OUTSIDE** The property occupies a large established plot with gardens to the front and rear. The front garden has been landscaped and is neatly laid with various shrubs and bushes as well as ornamental shrubs.

Vehicular access is off the London Road through double wrought iron gates. The driveway is shingled and leads through a further set of wrought iron gates into the rear garden. There is a courtyard at the rear that provides further parking and access to the:

**BRICK & BLOCK WORK BUILT**

**GARAGE/WORKSHOP** 34' 10" x 9' 3" (10.64m x 2.83m) With up and over garage door; light and power; door to side.

**OPEN BAYED WORKSHOP WITH INSPECTION PIT**  
12' 9" x 27' 9" (3.90m x 8.48m)

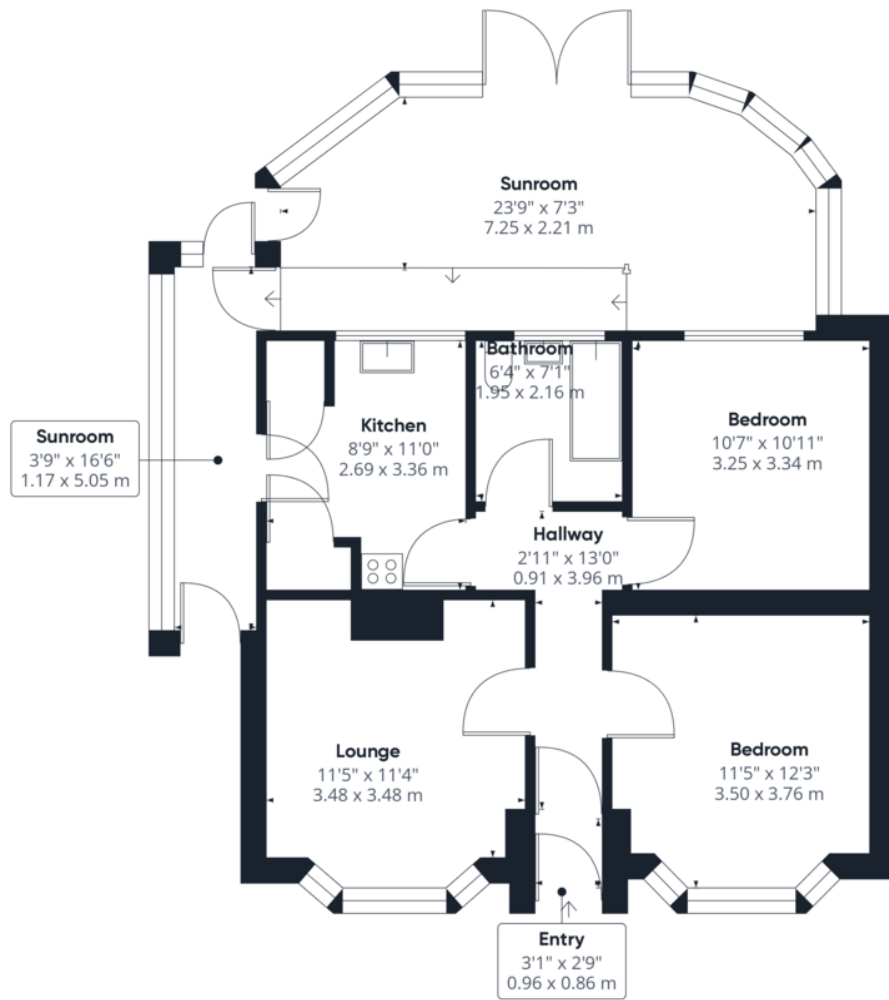
**ATTACHED WORKSHOP/STORE** 13' 1" x 11' 5" (4.0m x 3.50m) Approximate measurements Otherwise, the rear garden is fully enclosed and includes raised ornamental flower beds and borders. There is also a brick paved area of hard standing to the side of the open bayed workshop for parking.

**SERVICES** All mains services are connected. Mains drainage. Fitted gas fire with back boiler, serving central heating system.

**COUNCIL TAX BAND** Band B  
**ENERGY RATING (EPC)** TBA







Approximate total area<sup>m</sup>  
900.35 ft<sup>2</sup>  
83.64 m<sup>2</sup>

(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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

**Chilterns**



36 High Street, Brandon, Suffolk, IP27 0AQ  
 T: 01842 813466 | F: 01842 815295  
 E: brandon@chilterns.co  
 www.chilterns.co