

# Chilterns



Spruce Drive, Brandon

£195,000

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## Spruce Drive, Brandon, Suffolk, IP27 0UT

£195,000 Freehold

An established three bedroom semi-detached house in need of some general updating and offered to the market CHAIN FREE. Benefits include gas fired central heating and Upvc double glazing. Viewings Recommended.



## SITUATION LOCATION

This established three bedroom semi-detached home lies on a popular and sought after development of properties on the outskirts of town.

The property is in need of some general updating and presents itself as an ideal first time or investment purchase and is offered to the market Chain Free.

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.

## ENTRANCE HALL

With UPVC composite entrance door leading to entrance hall, laminate flooring, staircase to first floor.

## LOUNGE

**12' 4" x 10' 1" (3.77m x 3.08m)**

Laminate flooring, fireplace with electric fire, radiator, UPVC double glazed window.

## KITCHEN/DINER

**15' 7" x 8' 5" (4.75m x 2.58m)**

Range of matching wall and floor cupboard units with work surfaces over incorporating one and a half bowl stainless steel sink unit, built in electric oven and hob with extractor over, plumbing for automatic washing machine, radiator, cushion flooring, UPVC double glazed window and aluminium framed sliding patio doors.

## STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR

## LANDING

Fitted carpet, radiator, airing cupboard, access to lost space

## BEDROOM

**9' 2" x 8' 10" (2.81m x 2.71m)**

Fitted carpet, radiator, built-in double wardrobe cupboard with sliding mirror doors, UPVC double glazed window

## BEDROOM

**9' 7" x 7' 6" (2.93m x 2.30m)**

Fitted carpet, radiator, UPVC double glazed window

## BEDROOM

**7' 9" x 6' 10" (2.38m x 2.10m)**

Built-in cabin bed, radiator, UPVC double glazed window

## BATHROOM

Suite comprising of bath with plumbed in shower over, wash hand basin, cushion flooring heater towel rail UPVC double glazed window.

## OUTSIDE

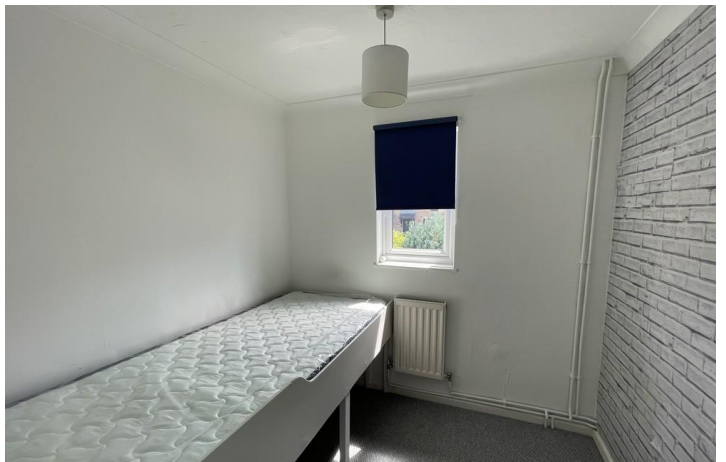
The front garden is chiefly laid to shingle with borders containing a variety of bushes and trees. A driveway provides parking for a number of vehicles and leads to the rear garden which is chiefly laid to Astroturf with a timber deck area and borders. Within the garden is a timber garden shed.

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

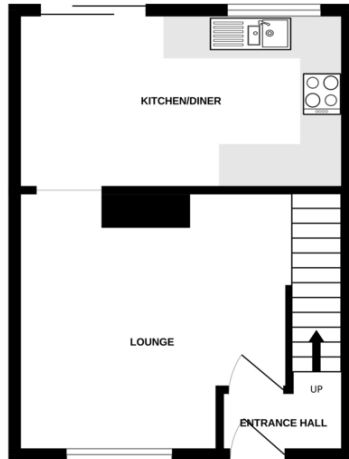
Gas fired heating

**COUNCIL TAX** Band B

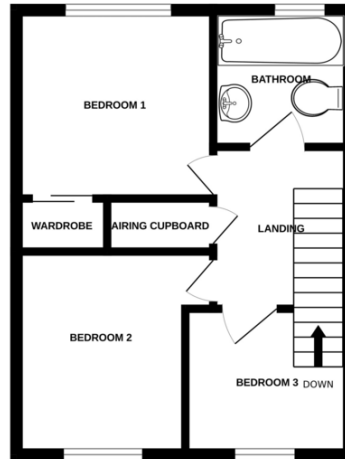
**EPC RATING** Band C



GROUND FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA: 648 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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