



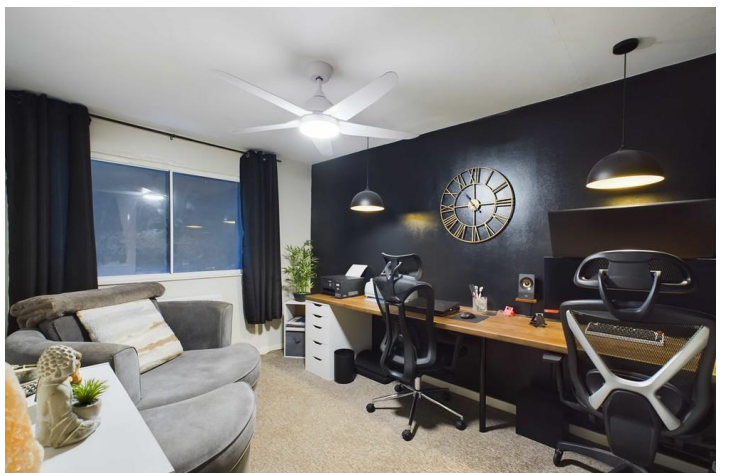
Warren Close, Brandon
Suffolk

FREEHOLD £180,000



Warren Close, Brandon, Suffolk, IP27 0EE
£180,000 Freehold

An excellent opportunity to acquire this spacious and well presented three bedroom terraced family home located close to the centre of this well served Suffolk market town. Ideal first time, investment purchase or those buyers seeking a family home.



SITUATION & LOCATION

An excellent opportunity to acquire this three bedroom semi-detached ex-local authority home located on this popular development of homes close to the centre of this well served market town.

The property benefits from good sized accommodation to include, kitchen/diner, lounge with sliding patio doors opening onto the rear garden, three bedrooms and a family bathroom. Further benefits include Upvc double glazing and gas fired central heating.

Viewings highly recommended.

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

UPVC double glazed entrance door, storage cupboard, radiator, tiled floor.

CLOAKROOM

4' 8" x 3' 4" (1.43m x 1.02m)

With W.C, wash hand basin, radiator, tiled floor.

KITCHEN/DINER

11' 3" x 15' 11" (3.45m x 4.86m)

Range of matching wall and floor cupboard units with work surfaces over incorporating one and a half bowl stainless steel sink unit, plumbing for automatic washing machine, plumbing for dishwasher, space for electric cooker, cupboard housing gas fired boiler, radiator, UPVC double glazed window, staircase leading to first floor.

LOUNGE

12' 4" x 16' 0" (3.77m x 4.89m)

Laminate flooring, radiator, storage cupboard, UPVC sliding patio doors to rear garden.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR

LANDING

Fitted carpet, range of storage cupboard units, access to loft space.

BEDROOM

11' 3" x 10' 7" (3.45m x 3.23m)

Fitted carpet, radiator, UPVC double glazed window with secondary glazing.

BEDROOM

12' 2" x 8' 4" (3.71m x 2.55m)

Fitted carpet, radiator, built in storage cupboard, UPVC double glazed window with secondary double glazing.

BEDROOM

9' 4" x 7' 5" (2.85m x 2.28m)

Fitted carpet, radiator, UPVC double glazed window with secondary double glazing.

BATHROOM

8' 4" x 5' 2" (2.56m x 1.59m)

White suite comprising of panelled bath with electric shower over, W.C, wash hand basin, heated towel rail, cushion flooring, UPVC double glazed window.

OUTSIDE

The front garden is chiefly laid to slate for ease of maintenance, within the front garden is an outside store.

The rear garden is enclosed by walling and fencing and is chiefly laid to shingle and paving and is an ideal area for entertaining. Within in the rear garden is an external store.

COUNCIL TAX BAND A

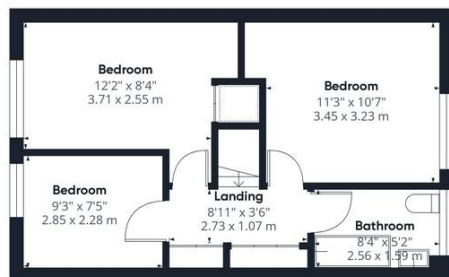
EPC RATING C

SERVICES Mains electric, water and sewerage. Gas central heating.





Ground Floor



Floor 1

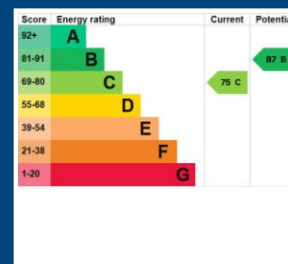
Approximate total area⁽¹⁾
889.43 ft²
82.63 m²

(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.

Calculations were based on RICS IPMS 1C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFTE360



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