

# Chilterns



London Road, Brandon

SUFFOLK

£180,000

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





London Road, Brandon, Suffolk, IP27 0LR

£180,000 Freehold

An established two bedroom mid-terraced house offering good sized accommodation located in a non-estate position benefitting from a large established rear garden. Ideal first time or investment purchase.



## SITUATION & LOCATION

This established two bedroom terraced cottage is located in a non-estate position and enjoys good sized accommodation and large established rear garden.

Benefiting from Upvc double glazing throughout as well as modern electric heaters the property presents itself as an ideal first time or investment purchase.

Viewings are 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.

## LOUNGE

UPVC double glazed entrance door, fitted carpet, fireplace, electric panel heater, UPVC double glazed window.

## INNER HALL

With staircase leading to the first floor.

## KITCHEN

Range of cupboard units with work surfaces over incorporating one and a half bowl stainless steel sink unit, plumbing for automatic washing machine, cushion flooring, under stairs storage cupboard, UPVC double glazed window

## REAR HALL

Cushion flooring, hot water cylinder, UPVC double glazed door to rear garden

## GROUND FLOOR SHOWER ROOM

Comprising of shower cubicle with plumbed in shower, WC, wash hand basin, cushion flooring, UPVC double glazed window.

## STAIRCASE FROM INNER HALL LEADING TO FIRST FLOOR

## LANDING

Fitted carpet.

## BEDROOM ONE

Fitted carpet, electric panel heater, UPVC double glaze

window.

## BEDROOM TWO

Fitted carpet, electric panel heater, built in wardrobe cupboard, UPVC double glazed window.

## OUTSIDE

There is a small front garden which is retained by a low level fence. The large established garden is enclosed by fencing and is partially laid to patio with borders containing a variety of shrubs trees and bushes. Within the garden is a outside store and garden shed.

We are advised by our client that there is vehicular access to the side of the terrace of properties that leads to the rear garden where parking can be created.

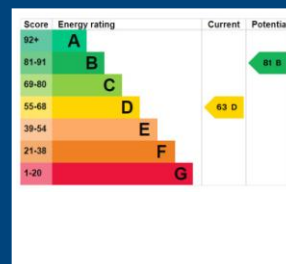
## SERVICES Mains water, drainage and electric.

Electric Heating

## COUNCIL TAX Band A

## EPC RATING Band D





# Chilterns

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