



ASH CLOSE

BRANDON, SUFFOLK, IP27 0YP

£170,000

FREEHOLD

Chilterns

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Chilterns

An established two bedroom terraced house located on a popular and sought after development of similar properties towards the outskirts of the Suffolk market town of Brandon. Benefiting from gas fired central heating; Upvc double glazing to the majority of windows and enclosed rear garden. Offered to the market Chain Free.

General

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.





SITUATION & LOCATION

An established two bedroom terraced house situated on a popular and sought after development of similar homes towards the outskirts of the Suffolk market town of Brandon.

The property enjoys lounge, kitchen/diner with Upvc conservatory off; two bedrooms and bathroom. Further benefits include Upvc double glazed windows to the majority of windows and gas fired central heating.

Ideal first time or investment purchase.

LOUNGE

13' 10" x 13' 0" (4.22m x 3.97m)

With Upvc double glazed entrance door; fitted carpet; radiator; staircase to first floor; Upvc double glazed window.

KITCHEN/DINER

13' 9" x 8' 6" (4.20m x 2.61m) Range of matching floor cupboard units with work surfaces over incorporating single drainer stainless steel sink unit; space for electric cooker; plumbing for automatic washing machine; radiator; wall mounted gas fired boiler (serving central heating and domestic hot water); Upvc double glazed window and sealed unit double glazed window; door leading to:-

CONSERVATORY

7' 3" x 7' 7" (2.21m x 2.32m)

Of Upvc construction and poly-carbonate roof; cushion flooring; door to rear garden.

STAIRCASE FROM LOUNGE LEADING TO FIRST FLOOR

LANDING

Fitted carpet; airing cupboard housing hot water cylinder; access to loft space.





BEDROOM ONE

11' 1" x 10' 7" (3.38m x 3.24m)

Fitted carpet; radiator; built-in wardrobe cupboard;
Upvc double glazed window.

BEDROOM TWO

10' 10" x 6' 7" (3.31m x 2.02m) Fitted carpet; radiator;

Upvc double glazed window.

BATHROOM

Grey suite comprising of panelled bath with mixer
shower over; w.c; wash hand basin; radiator; cushion
flooring; sealed unit double glazed window.

**OUTSIDE**

The front garden is chiefly laid to lawn. The rear garden
is enclosed by fencing and within the rear garden is a
paved patio area

COUNCIL TAX BAND - A

EPC RATING - C

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







Ground Floor



Floor 1

Approximate total area⁽¹⁾

626.46 ft²
58.2 m²

Reduced headroom

14.18 ft²
1.32 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chilterns



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