

ASH CLOSE

BRANDON, SUFFOLK, IP27 0YP



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 dayto-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 TAXBAND - A

EPC RATING - C

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

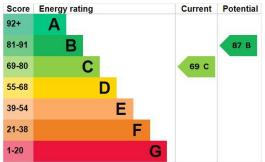
















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