



LONDON ROAD

BRANDON, IP27 0ER

£140,000

FREEHOLD

Chilterns

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Chilterns

An end of terrace two bedroom cottage situated on the London Road, just a short walk to the local Tesco's store. The house does benefit from gas heating and Upvc double glazing as well as a long rear garden. However, the property is generally dated and in need of updating and refurbishment.

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

This two bedroom end of terraced cottage is located not far from the town centre amenities and just a short walk from the local Tesco store. The house is in need of updating and modernisation, although it has been improved over the years and benefits from gas heating and Upvc double glazing. A small single storey extension has been added to the rear, beyond which is the very long rear garden.

The sale of this property offers a great opportunity to those purchasers seeking to buy an affordable property with potential and early viewings are recommended.

LOUNGE 12' 1" x 12' 2" (3.69m x 3.71m)

Open fireplace, radiator, UPVC sealed unit double glazed window and entrance door, stripped Pine floor

INNER LOBBY

With staircase to first floor.

KITCHEN 12' 0" x 10' 0" (3.67m x 3.07m)

Range of cupboard units incorporating but sink with wood block work surfaces over, plumbing for washing machine, radiator, softwood framed casement window, stripped pine floor, under stairs storage cupboard.

REAR LOBBY

With storage cupboard, wall mounted Baxi gas fired Combi boiler (serving central heating and domestic water).

REAR SUN-ROOM 10' 5" x 8' 6" (3.19m x 2.60m)

With UPVC sealed unit double glazed window and French doors to rear garden.

STAIRCASE LEADING FROM INNER LOBBY TO FIRST FLOOR

LANDING





BEDROOM ONE (FRONT) 12' 0" x 12' 1" (3.67m x 3.70m) Upvc sealed unit double glazed window, radiator, cast iron fireplace, stripped pine floor.

BEDROOM TWO (REAR) 10' 0" x 5' 8" (3.06m x 1.75m) Storage cupboard, radiator, UPVC sealed unit double glazed window, stripped pine floor.

SHOWER ROOM

Shower cubicle with plumbed in shower, pedestal wash basin and WC, storage cupboard, UPVC sealed unit double glazed window, laminate flooring.

OUTSIDE

The small front garden is retained by walling. To the rear there is a very long narrow rear garden and although overgrown at the time of my inspection, the garden is well stocked with many varieties of shrubs, trees and bushes.

A right of way exists for the neighbouring cottages, at the side of the property to access their rear gardens.

SERVICES

All mains services are connected. Mains Drainage.

TENURE

Freehold

COUNCIL TAX BAND

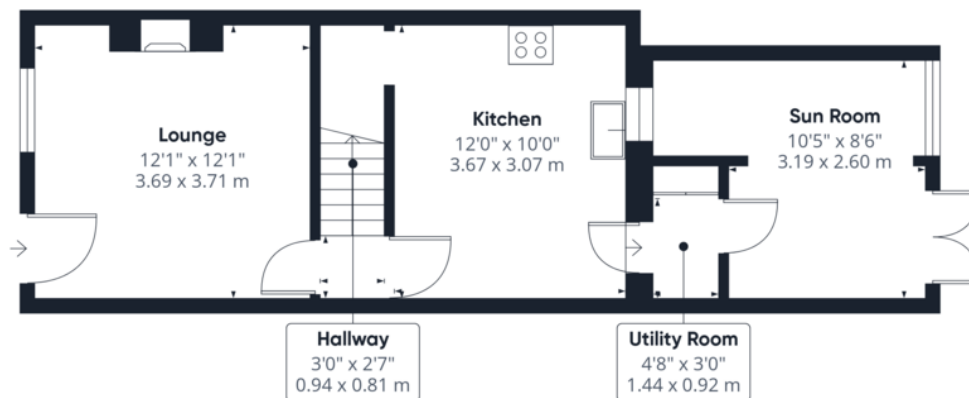
Band B

ENERGY RATING (EPC)

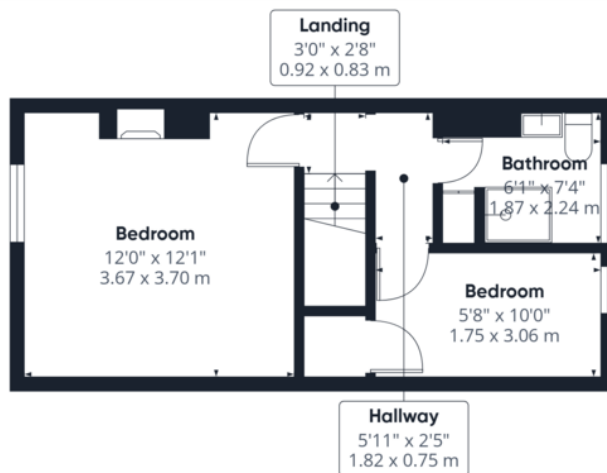
Band D







Ground Floor



Floor 1

Approximate total area[®]

692 ft²
64.2 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 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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