

# Chilterns



Riverside Way, Brandon

Suffolk

FREEHOLD £150,000

01842 813466

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





## Riverside Way, Brandon, IP27 0JD

£150,000 Freehold

An established two bedroomed terraced home with the benefit of gas fired central heating, Upvc double glazing, rear garden leading down to a stream and offered to the market Chain Free.



## SITUATION & LOCATION

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

Fitted carpet, radiator, under stairs storage cupboard.

## LOUNGE 12' 8" x 11' 6" (3.87m x 3.53m)

Fitted carpet, radiator, UPVC double glazed window, staircase leading to first floor.

## KITCHEN 11' 6" x 6' 3" (3.52m x 1.93m)

Range of matching wall and floor cupboard units with work surfaces over incorporating Stainless steel sink unit unit, built-in electric oven and hob, plumbing for automatic washing machine, radiator, cushion flooring, UPVC double glazed window, wall mounted gas fired boiler.

## STAIRCASE FROM LOUNGE LEADING TO FIRST FLOOR

## LANDING

Fitted carpet, access to lost space

## BEDROOM 8' 5" x 11' 6" (2.58m x 3.52 m)

Fitted carpet, radiator, UPVC double glazed window.

## BEDROOM 11' 6" x 6' 5" (3.53m x 1.97m)

Fitted carpet, radiator, UPVC double glazed window.

## BATHROOM

Coloured suite comprising of panelled bath with plumbed in shower over, WC, wash hand basin, radiator, UPVC double glazed window.

## OUTSIDE

The property enjoys a rear garden which is chiefly laid to lawn and leads down to a small stream.

## SERVICES

Mains water, drainage, gas and electric.  
Gas fired central heating.

## EPC RATING

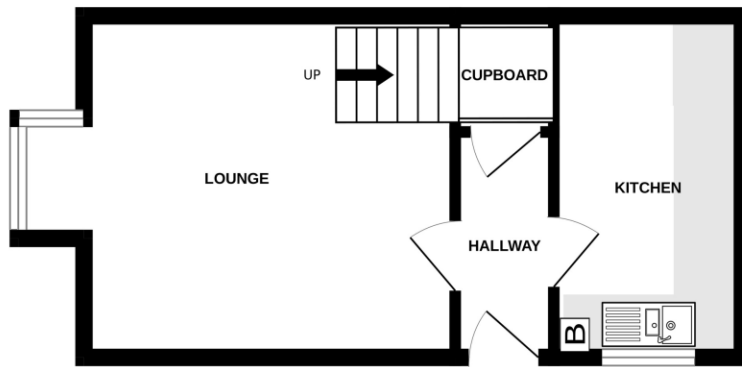
Band C

## COUNCIL TAX

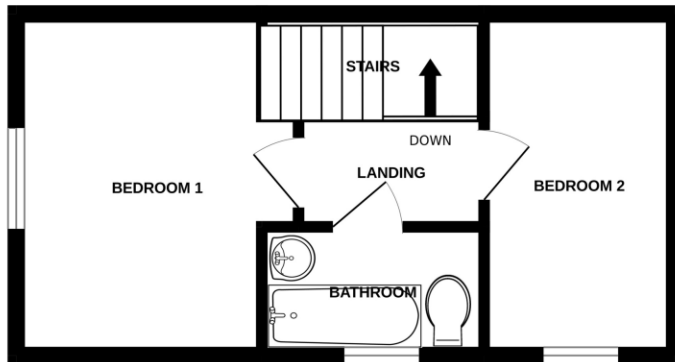
Band A



GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR  
259 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (48.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



# Chilterns

36 High Street, Brandon, Suffolk, IP27 0AQ

t: 01842 813466

f: 01842 815295

e: [brandon@chilterns.co](mailto:brandon@chilterns.co)

[chilterns.co](http://chilterns.co)