



## Dumpling Bridge Lane, Brandon, Suffolk, IP27 9JU

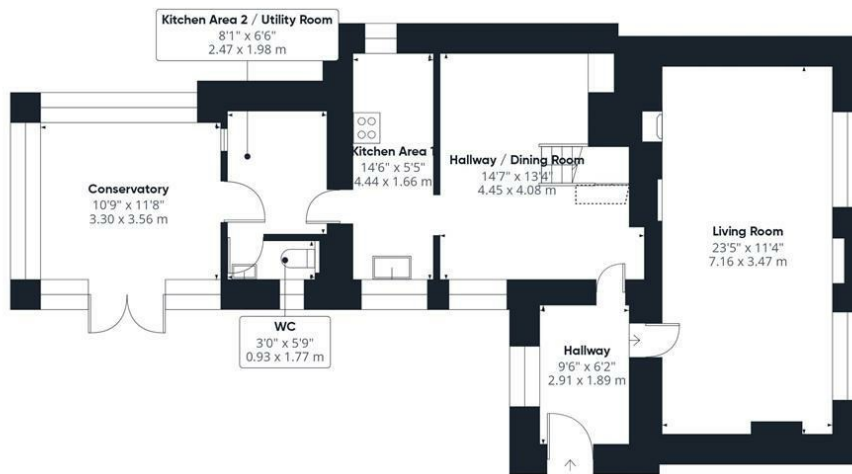
Rent - £350,000      Deposit -

A unique opportunity to purchase this charming period detached three bedroom house in this well served west Suffolk village. Tucked away down a small lane and enjoying delightful well stocked gardens, this lovely home boasts generous accommodation and includes a garage and various garden buildings. Viewings are highly recommended.

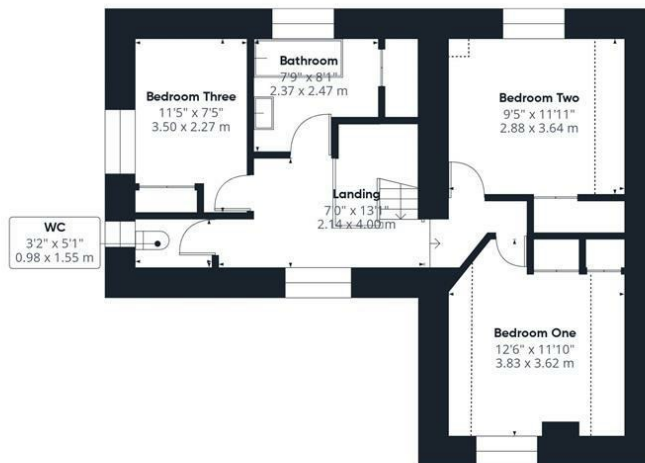
- CHARMING PERIOD COTTAGE
- SPACIOUS LOUNGE WITH WOOD BURNER
- KITCHEN AREAS
- THREE BEDROOMS
- OIL HEATING
- END OF A SMALL LANE
- DINING ROOM
- CONSERVATORY
- BATHROOM AND SEPARATE WC
- DELIGHTFUL GARDENS, GARAGE AND PARKING



Council Tax Band: B - EPC Rating: F 38



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1305 ft<sup>2</sup>

121.3 m<sup>2</sup>

**Reduced headroom**

60 ft<sup>2</sup>

5.6 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

