



15 Elm Close
Brandon, Suffolk IP27 0YR
Guide Price £220,000

shires
residential

15 Elm Close, Brandon, Suffolk IP27 0YR

Three bedroom semi detached house in established residential area offered for sale with no onward chain.



Full details

Three bedroom semi detached house offered for sale with no onward chain.

The ground floor consists of front door opening to hallway with doors to cloakroom, kitchen/dining room and lounge. The cloakroom has w.c. and hand wash basin. The kitchen has units to three sides with built in oven and hob with extractor; one and a half bowl sink; radiator; 2 UPVC windows to rear and UPVC door to rear. The lounge has bay window to front, radiator and opening to stairwell.

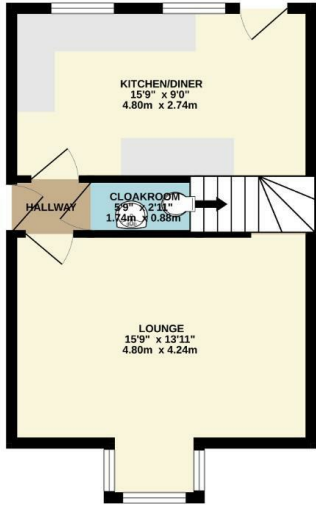
The first floor consists of landing with doors to bathroom and 3 bedrooms. Bedroom 1 has window to front, radiator and wardrobe, bedroom 2 has window to rear and radiator, bedroom 3 has window to front, radiator and wardrobe. The bathroom has window to rear, bath with shower over, w.c. and hand wash basin.

Outside there is a garage, gardens to front and rear and driveway.

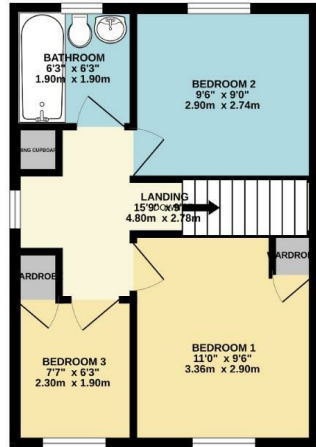




GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 734 sq.ft. (68.2 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	