



**Edmund Road, Brandon, IP27 0XA**

**welcome to**

## **Edmund Road, Brandon**

An IMMACULATELY PRESENTED two bedroom bungalow with spacious living/dining room, MODERN KITCHEN, sleek bathroom, DRIVEWAY and GARAGE, plus a versatile rear garden - all just a short walk from Brandon's amenities and DIRECT RAIL LINKS!

### **Summary**

Set within a popular residential area of Brandon-just a short walk from the town's wide range of amenities, schools, supermarkets and mainline rail links to Cambridge and Norwich-this beautifully maintained semi detached bungalow offers both comfort and convenience in equal measure. Immaculately presented and modernised throughout, it provides the ideal opportunity for a buyer seeking a move in ready home in a wonderfully practical location.

The benefits begin from the outset, with a private driveway offering off road parking and a garage that's perfect for additional parking or valuable storage. Inside, the welcoming entrance hall leads into a bright and spacious living/dining room-ideal for hosting larger gatherings or enjoying relaxed family evenings. The modern fitted kitchen provides ample appliance space, while two well sized bedrooms and a sleek bathroom complete the internal accommodation.

To the rear, the garden continues the excellent presentation, offering a versatile and inviting outdoor space suited to families of all ages. Whether you're a first time buyer, investor or growing household, this superb bungalow demands a viewing.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to side and radiator.

#### **Lounge**

With gas fireplace, window to rear and radiator.

#### **Kitchen**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, integrated oven and hob, space and plumbing for washing machine, space for fridge/freezer, window to rear, door to side and radiator.

#### **Bedroom One**

With window to front and radiator.

#### **Bedroom Two**

With window to front and radiator.

#### **Bathroom**

With W.C, wash hand basin with taps over, bath with taps and shower attachment over, window to side and radiator.





## Outside

### Front Garden

To the front, there is a low maintenance garden with a driveway, providing space for off road parking and access to:

### Garage

With metal up and over door to front.

### Rear Garden

To the rear, the enclosed garden is largely laid to lawn with a paved patio area, a further patio sheltered by a pergola and a garden shed.



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## Edmund Road, Brandon

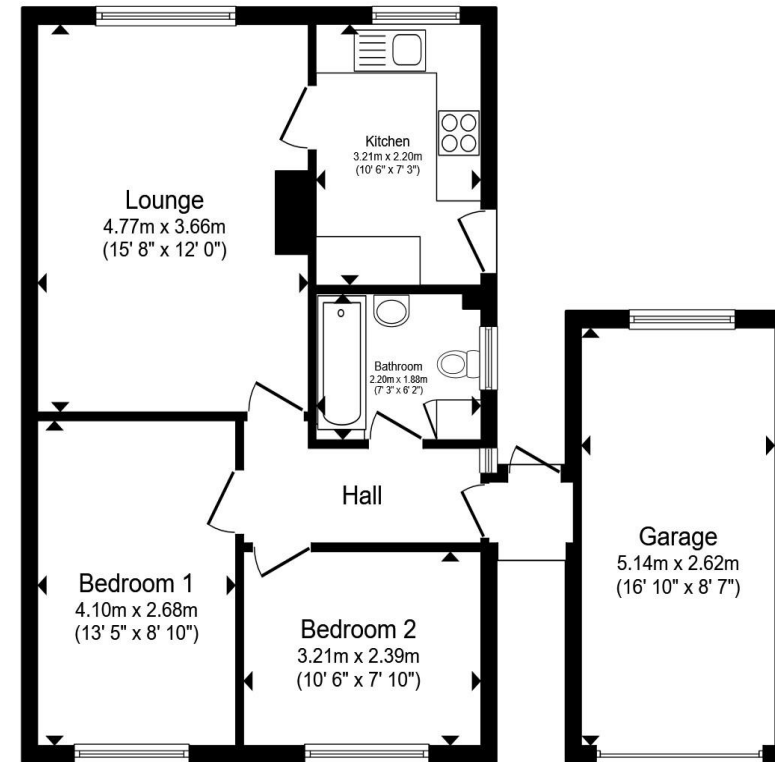
- Semi-Detached Bungalow
- Immacuately Presented and Modernised Throughout
- Spacious Living/Dining Room - Ideal for Hosting
- Modern Fitted Kitchen
- Two Well Proportioned Bedrooms
- Versatile Rear Garden – Ideal for Families
- Walking Distance to Shops, Schools & Rail Links
- A Great Family Home, First Time Buy or Investment!

Tenure: Freehold EPC Rating: D

Council Tax Band: B

Offers in Excess of

**£210,000**



Total floor area 67.6 m<sup>2</sup> (728 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:

BRD111252 - 0001

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