



**Ashdale Park, London Road, Brandon, IP27 0LY**

welcome to

## Ashdale Park, London Road, Brandon

OVER 55's! A well-cared-for two-bedroom park home in central Brandon, set on a wrap-around plot with parking and a lovely community feel. Light, spacious living, a modern kitchen/diner, and convenient access to town amenities make this an excellent choice for those seeking a slower pace of life!

### Summary

Found in a hugely popular central location within Brandon, this well-presented park home is within easy walking distance of the town centre and its excellent range of amenities, including supermarkets, both primary and secondary schools, a selection of restaurants and takeaways, and a host of independent shops. The home also enjoys the benefits of being set on a well-established park of similar properties, offering a welcoming community atmosphere and a slower pace of life.

Positioned on a generous wrap-around plot with parking available, the property has been lovingly cared for throughout. Inside, a light and spacious living room benefits from multiple windows, creating a bright and inviting space that is perfect for hosting family and friends or enjoying a relaxing evening in. The kitchen is well equipped and offers plenty of space for dining, while two good-sized bedrooms and a bathroom complete the accommodation.

If you're seeking a well-maintained home in a friendly community, within easy reach of Brandon's town centre, this park home is an ideal choice. Viewing comes highly recommended!

### The Accommodation

Entrance door to:

#### Entrance Hall

With door to front and radiator.

#### Living Room

11' 7" x 9' 5" ( 3.53m x 2.87m )

With doors and windows to the front, side and rear and radiator.



#### Kitchen / Diner

11' 7" x 10' 7" ( 3.53m x 3.23m )

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, gas hob, electric oven, space and plumbing for washing machine, built in boiler cupboard, dual aspect windows to both the front and rear and two radiators.

#### Bedroom One

7' 5" x 9' 11" ( 2.26m x 3.02m )

With built in wardrobe, window to front and radiator.



#### Bedroom Two

5' 10" x 8' 8" ( 1.78m x 2.64m )

With window to rear and radiator.

#### Bathroom

With W.C, wash hand basin with mixer tap over, bath unit with mixer tap and shower attachment over,

window to rear and radiator.

#### Outside

Sitting on a wrap-around plot, the property also offers off road parking space.



### Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Purchasers are strongly advised to take advice from a solicitor. Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk)).



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## Ashdale Park, London Road, Brandon

- Detached Park Home Sitting on a Wrap-Around Plot, for Those Over 55!
- Popular Central Brandon Location, Close to Local Amenities
- Positioned on a Park of Similar Homes with a Welcoming Community Feel
- Light and Spacious Living Room with Multiple Windows
- Well Equipped Kitchen with Space for Dining
- Two Good Sized Bedrooms
- Ideal for Those Seeking a Relaxed Lifestyle

Tenure: Freehold EPC Rating: Exempt

**£80,000**



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.focalagent.com](http://www.focalagent.com)

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Property Ref:  
BRD110994 - 0001

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