



**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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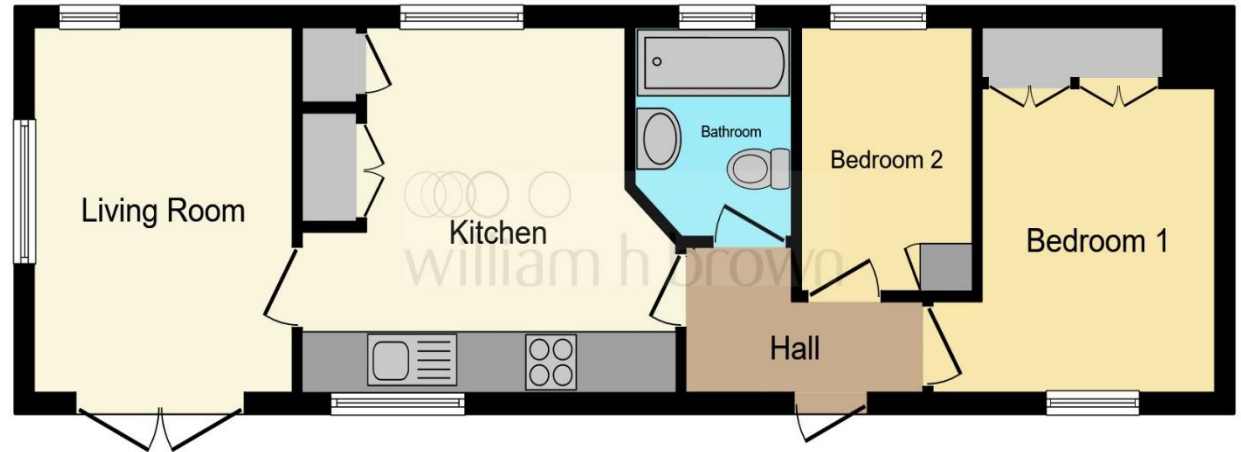
**welcome to**

## **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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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