



Edmund Road, Brandon, IP27 0XA

welcome to

Edmund Road, Brandon

ATTENTION INVESTORS! Being sold with tenants in situ paying £1,250pcm, bringing in a yield of 6%, this is a spacious and well-located three-bedroom LINK-DETACHED BUNGALOW. Featuring a generous living room, well-equipped kitchen, AMPLE PARKING, garage and a great location!

Summary

Set in a popular and well-connected location on the outskirts of a thriving market town, this link-detached bungalow offers spacious and versatile accommodation and is being sold with tenants already in situ, bringing in a rental yield of 6%!

Within easy walking distance of local schools, bus routes, and a range of town centre amenities, the property is perfectly positioned for convenience, appealing equally to families, downsizers, and investors.

The bungalow sits back from the road and immediately impresses with its neat frontage, complete with a lawned garden, generous driveway providing ample off-road parking, and an adjoining garage-ideal for further parking or additional storage.

Inside, the accommodation is bright, well-proportioned and thoughtfully arranged. A welcoming entrance hall leads into a spacious living room, flooded with natural light and providing an ideal setting for relaxing or entertaining. The kitchen is well equipped and offers plenty of space for appliances and dining. Three good-sized bedrooms and a family bathroom complete the layout, creating a home that balances comfort and practicality.

To the rear, the garden presents a fantastic opportunity to design and landscape to your own taste-a generous outdoor space offering huge potential to create a private haven for entertaining, gardening, or family time!

The Accommodation

Entrance door to:

Entrance Hall

With door to side, built in cupboard housing central heating boiler and radiator.

Living Room

11' 9" max. x 18' 8" (3.58m max. x 5.69m)

With two windows to front and two radiators.

Kitchen

13' 2" x 6' 5" (4.01m x 1.96m)

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

Bedroom One

13' 2" x 9' 8" (4.01m x 2.95m)

With window to rear and radiator.

Bedroom Two

9' 9" x 11' 10" (2.97m x 3.61m)

With window to rear and radiator.

Bedroom Three

8' 7" x 8' 7" (2.62m x 2.62m)

With window to front and radiator.

Bathroom

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





Outside

Front Garden

To the front of the property, there is a lawned front garden with a driveway, providing ample space for off road parking and access to:

Garage

Rear Garden

To the rear, the garden is largely laid to lawn with an outside tap and side gate.



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welcome to

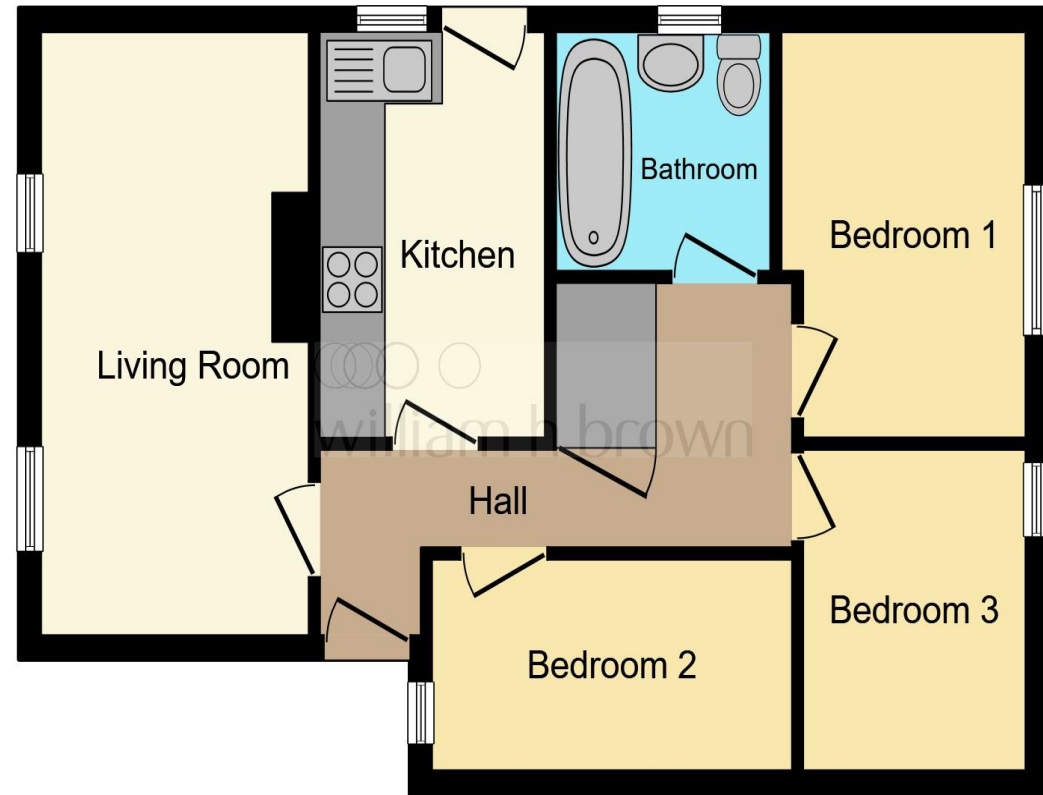
Edmund Road, Brandon

- Attention Investors! Being Sold with Tenants in Situ Paying £1,250pcm!
- Bringing in a Rental Yield of 6%
- Popular Location, Close to Amenities, Schools & Bus Routes
- Spacious Link-Detached Bungalow
- Three Good Sized Bedrooms
- Ample Driveway Parking & Garage
- Rear Garden with Scope for Improvement
- Spacious Living Room Filled with Natural Light

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£250,000



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

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Property Ref:
BRD110197 - 0002

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