

195 London Road - Guide Price £140,000

Brandon Suffolk IP27 0LR

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Guide Price £140,000

The Property

Situated in a convenient non estate position along London Road in Brandon, this well presented two bedroom terraced home is within walking distance of local amenities and schools, making it an excellent choice for small families or investors.

The accommodation includes a particularly spacious lounge, providing a comfortable and welcoming area for relaxing or entertaining. The kitchen diner offers practical space for everyday dining, while the ground floor shower room adds further convenience. Upstairs, the property benefits from two well proportioned bedrooms.

Outside, there is a small front garden, together with an enclosed rear garden offering useful outdoor space and the added advantage of off road parking.

Combining a central location, generous living accommodation and strong investment potential, this attractive home represents a fantastic opportunity for a range of purchasers. Viewings are highly recommended to fully appreciate the space, condition and convenient position on offer.

Modern method of Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Agents Note

Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

Features

- TWO BEDROOM TERRACED HOUSE
- CENTRAL LOCATION
- ELECTRIC HEATING
- REAR GARDEN
- SPACIOUS COMFORTABLE LOUNGE
- UPVC DOUBLE GLAZING
- KITCHEN/DINER
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- NO CHAIN
- AVAILABLE NOW





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

Energy Efficiency Rating	
Current	Potential
 Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (45-54) F (31-40) G (1-20)	
81	63
EU Directive 2002/91/EC England & Wales Net energy demand - higher running costs	

Sizes and dimensions are approximate, actual may vary.

