



Bluebell Walk, Brandon, IP27 0XG

welcome to

Bluebell Walk, Brandon

A WELL PRESENTED two bedroom mid terrace in a popular area of Brandon, within walking distance of the town centre, offering OFF-ROAD PARKING and is thought to suit both FIRST TIME BUYERS and INVESTORS with an estimated rental income of £1,150pcm and STRONG YIELD!

Summary

Situated in a popular and family friendly area of Brandon, this well maintained mid terraced home enjoys a convenient location within easy walking distance of the town centre, its wide range of amenities, primary and secondary schools and a main train line with direct links to Norwich, Cambridge and beyond.

Thought to perfectly suit first time buyers thanks to its manageable size and excellent position, the property will also appeal to investors looking to begin or expand their portfolio. With an estimated rental income of £1,150pcm and a projected yield of over 7%, it represents a compelling buy-to-let opportunity.

Tucked neatly along the road and benefitting from off-road parking directly to the front, the home has been well cared for both internally and externally. A welcoming entrance hall leads to a modern kitchen, well suited to everyday cooking. To the rear, a bright and spacious lounge offers ample room for dining and provides direct access to the garden, creating a sociable hub for entertaining or relaxing evenings at home.

Upstairs, two well proportioned bedrooms are served by a family bathroom, completing the accommodation.

Externally, the rear garden provides a pleasant outdoor space to enjoy immediately or further personalise to suit individual tastes and needs.

A smart and versatile home in a convenient location - early viewing is highly recommended!

The Accommodation

Entrance door to:

Entrance Hall

With door to front 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, space and plumbing for washing machine, space for fridge/freezer, integrated cooker and hob and window to front.

Lounge

With door leading out to the rear garden, stairs to the first floor landing, window to rear and radiator.

First Floor Landing

Bedroom One

With built in wardrobe, window to rear and radiator.

Bedroom Two

With window to front and radiator.

Bathroom

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, built in airing cupboard housing gas fired combi boiler, window to front and radiator.





Outside

Front Garden

To the front of the property, there is a shingled space for off road parking and a pathway to the front door.

Rear Garden

To the rear, the enclosed garden is largely shingled for ease of maintenance with a paved patio area, garden shed and gate to rear.



check out more properties at williamhbrown.co.uk



welcome to

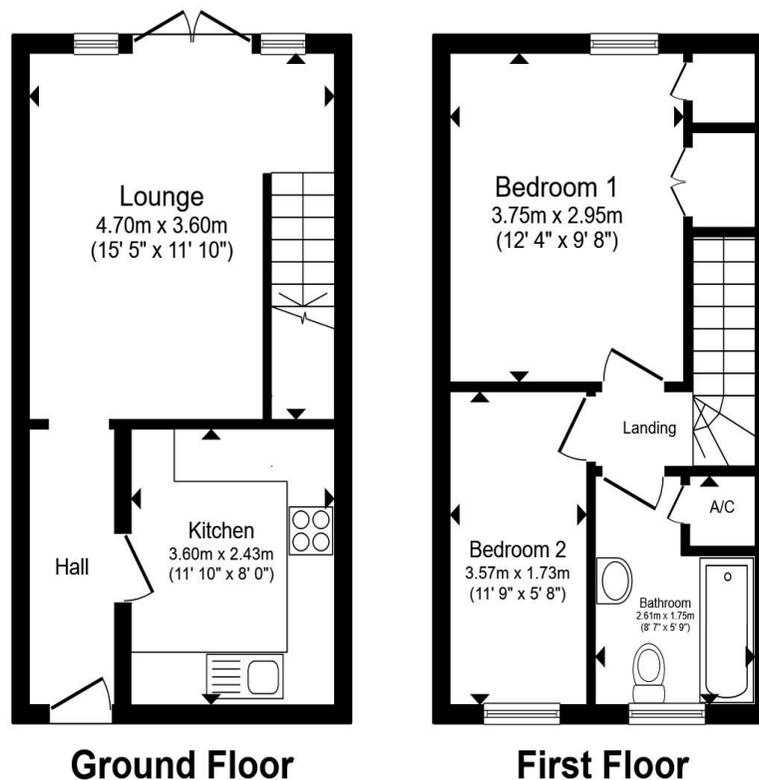
Bluebell Walk, Brandon

- Well Presented Two Bedroom Mid-Terraced House
- A Great First Time or Investment Buy
- Walking Distance to Town Centre and Amenities
- Off Road Parking to Front
- Modern Fitted Kitchen
- Low Maintenance Rear Garden
- Estimated Rental Income of £1,150pcm
- Potential Yield of Over 7%!

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£185,000



Total floor area 57.1 m² (615 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



check out more properties at williamhbrown.co.uk



Property Ref:
BRD111207 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27
0AQ



williamhbrown.co.uk