



**Willow Close, Brandon, IP27 0UJ**

**welcome to**

## **Willow Close, Brandon**

A WELL PRESENTED three-bedroom semi-detached home in a popular Brandon location, offered with NO ONWARD CHAIN and perfectly suited to first time buyers, young families or investors seeking CONVENIENCE, SPACE and LONG-TERM POTENTIAL!

### **Summary**

Offered with no onward chain and perfectly positioned within a popular, family-friendly area of Brandon, this well presented semi-detached home makes an excellent purchase for first time buyers, young families and investors alike.

Within easy walking distance of the town's wide range of amenities, schools, forestry walks and transport links, the location offers everyday convenience combined with a pleasant residential setting.

The accommodation begins with a useful entrance porch, ideal for coats and footwear, leading into a bright and spacious living room that provides a comfortable setting for both relaxing and entertaining. The modern kitchen offers generous workspace with plenty of room for appliances and dining, creating a practical family hub.

Upstairs, there are three well-proportioned bedrooms alongside a family bathroom, offering flexible accommodation for a range of needs.

Outside, the property sits on a good sized plot with a rear garden that provides excellent scope for improvement or landscaping, along with space for a large shed or additional storage.

With no onward chain and strong appeal across multiple buyer types, early viewing is advised!

### **The Accommodation**

Entrance door to:

#### **Living Room**

12' 4" x 15' 7" max. ( 3.76m x 4.75m max. )

With door to front, stairs to the first floor landing and radiator.

#### **Kitchen / Diner**

8' 6" x 15' 7" ( 2.59m x 4.75m )

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 gas oven & hob, door leading out to the rear garden, window to rear and radiator.



#### **First Floor Landing**

With built in boiler cupboard and access to the loft space.

#### **Bedroom One**

8' 11" x 9' 2" ( 2.72m x 2.79m )

With window to rear and radiator.



#### **Bedroom Two**

9' 7" x 7' 7" plus door recess. ( 2.92m x 2.31m plus door recess. )

With window to front and radiator.

#### **Bedroom Three**

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, window to rear and heated towel rail.



### Outside

To the rear of the property, the enclosed garden is largely laid to lawn with a covered paved patio area and a large shed.



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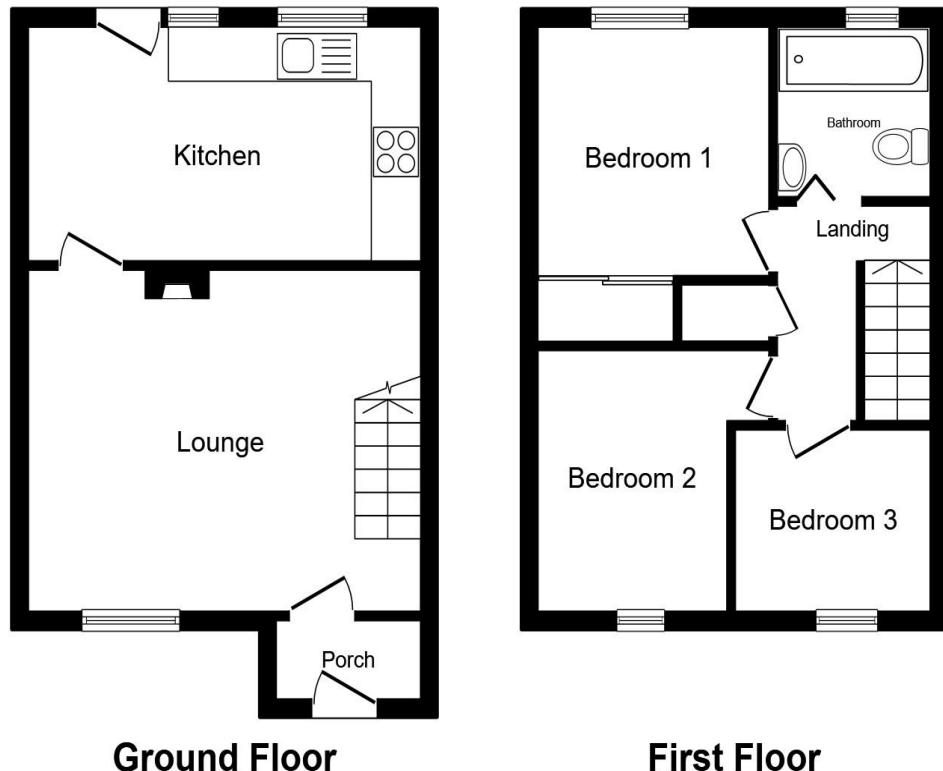
welcome to

## Willow Close, Brandon

- Semi-Detached House, Sold with No Onward Chain!
- Three Good Sized Bedrooms
- Walking Distance to Amenities, Schools & Forestry Walks
- Bright & Spacious Living Room
- Great First Time Buy or Investment Opportunity
- Good Sized Rear Garden
- Popular Town Location

Tenure: Freehold EPC Rating: Awaited

**£200,000**



Total floor area 63.4 m<sup>2</sup> (683 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](http://www.propertybox.io)



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Property Ref:  
BRD111072 - 0001

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