





Bracken Rise, Brandon, IP27 0SX

william h brown

welcome to

Bracken Rise, Brandon

A WELL MAINTAINED semi-detached home in popular Brandon! Within walking distance of the TOWN CENTRE and SCHOOLS, with a GARAGE, ample DRIVEWAY PARKING, generous rear garden, THREE BEDROOMS & a modern kitchen, making it a fantastic FAMILY HOME, FIRST TIME BUY or INVESTMENT!

Summary
Set prominently within the road, the property makes an inviting first impression with its charming front garden, off-road parking & the added benefit of a garage.

Step inside and you'll find light-filled accommodation that has been well kept, while still offering plenty of scope for the next owner to add their own style. An entrance hall leads through to a kitchen, providing a lovely space for preparing family meals, baking & enjoying the everyday moments that make a house a home.

The spacious living room offers fantastic flexibility, with plenty of room for both relaxing & dining. With direct access to the rear garden, it creates a flow between indoor & outdoor living, making it ideal for entertaining friends & family.

Upstairs, three good-sized bedrooms provide comfortable accommodation for families, guests or those needing additional workspace. A modern family bathroom completes the layout.

Outside, the rear garden is a real highlight, offering considerably more space than you'd expect! Well maintained & versatile, there's room for dining, summer gatherings or simply watching little ones play & grow. It provides an inviting outdoor setting with plenty of potential to make it your own.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The Accommodation
Entrance door to:

Entrance Hall
With door to front, stairs to the first floor landing, built in storage cupboard and radiator.

Lounge
With window to front, double doors to rear and two radiators.

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, integrated oven and hob, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, window to rear, door to side and radiator.

First Floor Landing
With window to side.

Bedroom One
With window to rear and radiator.

Bedroom Two
With window to rear and radiator.

Bedroom Three
With window to front and radiator.

Bathroom
With W.C, wash hand basin, bath with taps and shower attachment over, window to rear and heated towel rail.







Outside

Front Garden
To the front of the property, there is a driveway, offering ample space for off road parking and access to:

Garage
With power and light connected.

Rear Garden
To the rear of the property, the enclosed garden is largely laid to lawn with a paved patio area.







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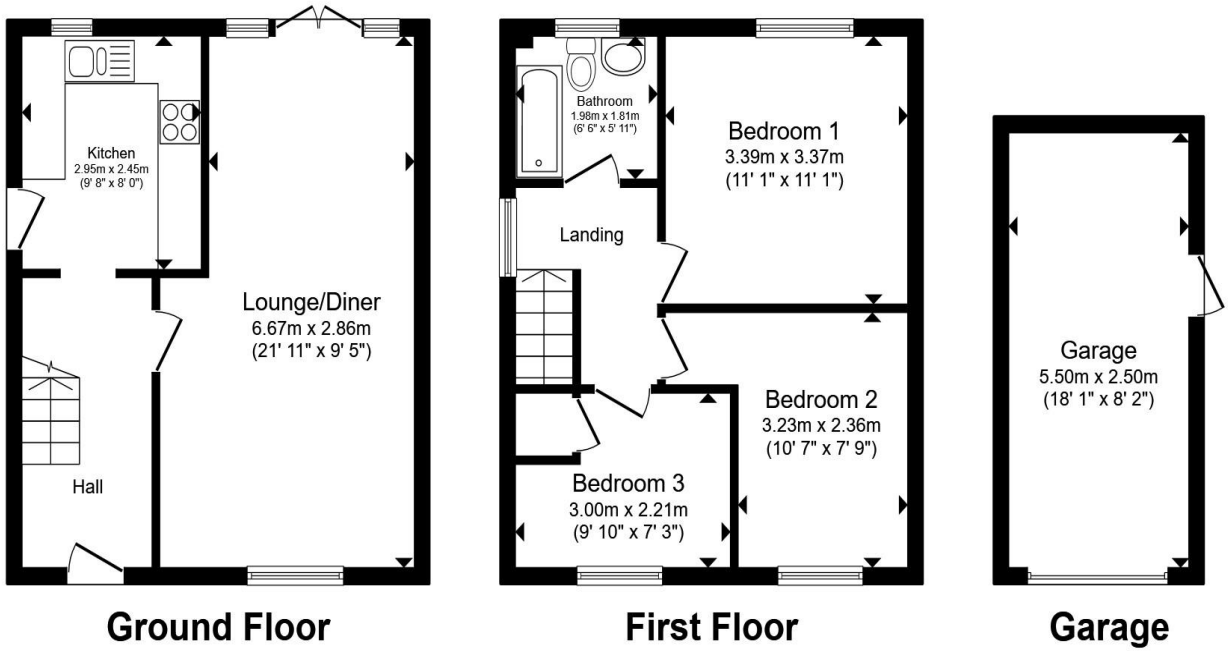
welcome to

Bracken Rise, Brandon

- Three Bedroom Semi-Detached House
- Popular, Family Friendly Area of Brandon
- Close to Town Amenities & Schools
- Well Maintained Accommodation Filled with Natural Light
- Spacious Living/Dining Room
- Immaculate Rear Garden
- Garage & Driveway Parking
- A Fantastic Family Home, First Time Buy or Investment!

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£250,000



Total floor area 87.0 m² (937 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

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The Property Ombudsman

Property Ref:
BRD111404 - 0002

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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