



London Road, Brandon, IP27 0HY

welcome to

London Road, Brandon

CALLING ALL FIRST TIME BUYERS AND INVESTORS! Charming FLINT-FRONTED cottage in central Brandon, offered with NO CHAIN, vacant possession, TWO BEDROOMS, separate living and dining rooms, PLENTY OF SCOPE and superb investment potential, with an estimated £1,250pcm income and over 9% YIELD!

Summary

Sold with no onward chain and positioned in an exceptionally convenient Brandon location, this charming terraced cottage presents a superb opportunity for first time buyers and investors alike. With vacant possession, the property is ready for immediate purchase and is just a short, easy walk from the vibrant town centre. Here you'll find everything from primary and secondary schools to supermarkets, independent shops, restaurants, takeaways and a main train line offering direct connections to Cambridge and Norwich-making this an ideal spot to put down roots.

Set away from the main road, the flint frontage provides instant kerb appeal, and once inside, the character continues. A warm and inviting lounge leads through to a separate dining room-perfect for hosting throughout the seasons-while the well equipped kitchen completes the ground floor. Upstairs, two well proportioned bedrooms and a neatly presented bathroom offer comfortable, practical living.

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:

Living Room

12' 2" max. x 11' 4" max. (3.71m max. x 3.45m max.)
With door to front, stairs to the first floor landing, electric fireplace and radiator.

Dining Room

7' x 11' 11" max. (2.13m x 3.63m max.)
With radiator.

Kitchen

11' 11" max. x 9' 9" max. (3.63m max. x 2.97m max.)
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 tumble dryer, space for fridge/freezer, integrated oven and hob with extractor over, window to rear and door to rear.

First Floor Landing

With built in storage cupboard.

Bedroom One

12' max. x 9' 9" max. (3.66m max. x 2.97m max.)
With built in storage cupboard, window to rear and radiator.

Bedroom Two

12' x 11' 10" (3.66m x 3.61m)
With built in storage cupboard, further built in airing cupboard, two windows to front and radiator.

Bathroom

With W.C, wash hand basin with taps over, bath with taps and shower attachment over, skylight and radiator.





view this property online williamhbrown.co.uk/Property/BRD109172



welcome to

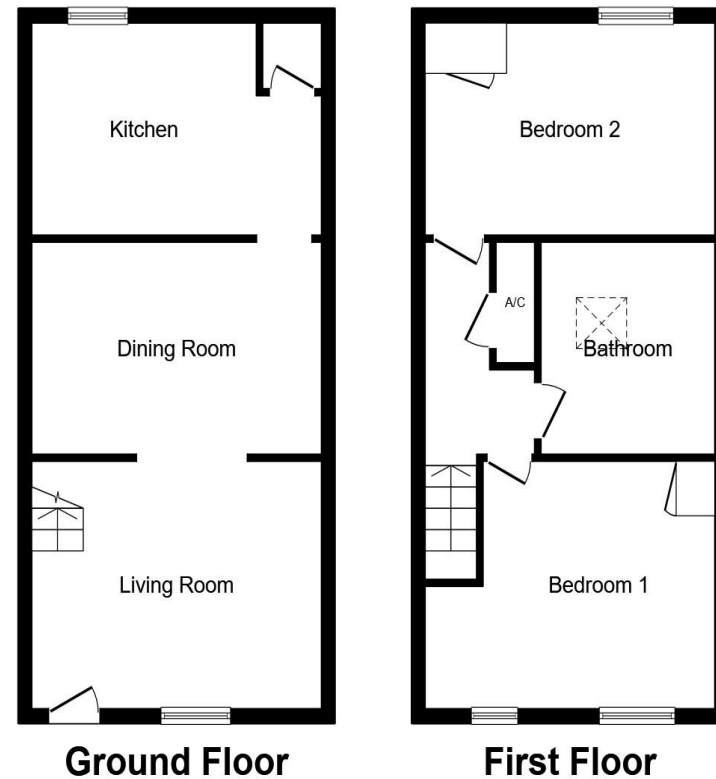
London Road, Brandon

- Charming Flint-Fronted Cottage in Central Brandon
- Within Walking Distance of Local Amenities
- Two Good Sized Bedrooms
- Separate Living and Dining Rooms
- A Great First Time or Investment Buy!
- Estimated Rental Income of £1,250pcm
- Potential Yield of Over 9%!
- Viewing Essential!

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£155,000



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.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/BRD109172



Property Ref:
BRD109172 - 0007

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