



**London Road, Brandon, IP27 0EW**

**welcome to**

## **London Road, Brandon**

Spacious detached home in a prime town centre location, with four bedrooms, open-plan living/dining room, character fireplace, four-piece bathroom & garden-ripe for modernisation! No chain!

### **Auctioneer's Comments**

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### **Summary**

This spacious detached property is perfectly positioned in a prime town centre location, just a short walk from a wealth of local amenities, schools, and transport links. Offering endless potential, the home is in need of refurbishment and modernisation, making it a fantastic opportunity for those looking to create their dream home.

Stepping inside, the welcoming entrance hall leads to an expansive open-plan living/dining room, featuring a charming character fireplace, ideal for cosy evenings and entertaining. The kitchen provides a functional space with scope for improvement, while the downstairs four-piece bathroom boasts a lovely roll-top bath, adding a touch of period elegance. Upstairs, four generously sized bedrooms offer plenty of flexibility, whether for family living, home working, or guest accommodation.

Outside, the garden presents masses of potential-with some TLC, it could become a fantastic outdoor haven. Sold with no onward chain, this is an exciting opportunity not to be missed!

### **The Accommodation**

Entrance door to:

#### **Entrance Porch**

With door to:

#### **Entrance Hall**

With stairs to the first floor landing and radiator.

#### **Living Room**

24' x 12' 7" max. ( 7.32m x 3.84m max. )

With open fire, bay window to front and radiator.





### **Kitchen**

11' 3" x 10' 6" ( 3.43m x 3.20m )

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, space and plumbing for washing machine, space for fridge/freezer, space and point for gas oven, door and window to side and radiator.

### **Bathroom**

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over, bath with taps over, dual aspect windows to both the rear and side and radiator.

### **First Floor Landing**

### **Bedroom One**

12' 6" max. x 11' 9" ( 3.81m max. x 3.58m )

With wooden floors, window to rear and radiator.

### **Bedroom Two**

10' 7" x 11' 5" max. ( 3.23m x 3.48m max. )

With built in airing cupboard, central heating boiler, window to side and radiator.

### **Bedroom Three**

12' 6" max. x 11' 9" ( 3.81m max. x 3.58m )

With window to front and radiator.

### **Bedroom Four**

5' 3" x 7' 8" ( 1.60m x 2.34m )

With window to front and radiator.



### **Outside**

#### **Front Garden**

To the front, there is a large shingled area, offering plenty of space for off road parking with a gate leading to the rear garden.

#### **Rear Garden**

To the rear, the garden is largely laid to lawn with a large paved patio area and a range of mature shrubs and trees throughout.



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## London Road, Brandon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Home in a Prime Town Centre Location
- Short Walk to Amenities, Schools & Transport Links
- Downstairs Four Piece Bathroom with a Roll-Top Bath
- Four Generously Sized Bedrooms for Flexible Living
- Garden with Fantastic Potential
- Sold with No Onward Chain!

Tenure: Freehold EPC Rating: Awaited

guide price

**£190,000**



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.focalagent.com](http://www.focalagent.com)

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