



Lawsons
ESTATE AGENTS

27 Church Road, Brandon

Guide Price **£210,000 – £220,000**

27 Church Road

Brandon, IP27 0JB

This characterful 2-bedroom semi-detached house, situated in a sought-after location close to the town centre, leisure facilities, and amenities. This property boasts character features throughout, offering a warm and inviting ambience. The accommodation comprises a spacious lounge, a kitchen/diner perfect for hosting family gatherings, two bedrooms, and a family bathroom. Additionally, the property benefits from gas heating, ensuring comfort and convenience. With easy access to the A11, this home is ideal for commuters and families alike. Don't miss out on this fantastic opportunity - call now to arrange a viewing and secure your dream home!

Council Tax band: B

Tenure: Freehold

- SEMI-DETACHED
- TWO BEDROOMS
- KITCHEN / DINER
- GAS HEATING
- CHARACTER FEATURES THROUGHOUT
- LOUNGE
- CLOSE TO TOWN, LEISURE CENTRE, AND AMMENITIES
- EASY ACCESS TO THE A11
- FAMILY BATHROOM
- CALL NOW TO VIEW!





Lounge

16' 5" x 12' 7" (5.01m x 3.83m)

Windows to front and rear, feature fire surround, characterful beams, three radiators, with wood effect flooring, and stairs to first floor landing.

Kitchen / Diner

16' 3" x 11' 1" (4.96m x 3.38m)

Windows to front and rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and gas hob with cooker hood over, space for American style fridge / freezer, washing machine, and tumble dryer, with wall mounted gas fired boiler, characterful beams, two radiators, and tile effect vinyl flooring.

Landing

6' 6" x 2' 9" (1.97m x 0.83m)

Doors to both bedrooms and family bathroom, with carpet flooring.

Bedroom 1

13' 0" x 10' 6" (3.95m x 3.19m)

Window to front, built-in wardrobes, radiator, carpet flooring, and door to storage cupboard housing the hot water cylinder.

Bedroom 2

9' 6" x 11' 1" (2.90m x 3.38m)

Window to front, radiator, carpet flooring, and access to loft via ceiling hatch.

Bathroom

6' 5" x 7' 11" (1.95m x 2.41m)

Frosted window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, full wall tiling, radiator, and wood effect flooring.



FRONT GARDEN

Enclosed front garden, mainly laid to lawn, with patio dining area, and pathway leading to the front door.

Driveway

We have been advised by our vendors that the property benefits from a driveway to the front however the adjoining property has a legal right of access over this land. For more information, please contact the office.

Agents Note

This property falls under a band B for the local council tax and costs approximately £1,709.48 per annum for 2024/25.

Please note, the adjoining property has a legal right of access over the driveway. For more information, please contact the office.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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