



**Ashdale Park, London Road, Brandon, IP27 0LY**

**welcome to**

## **Ashdale Park London Road, Brandon**

NO ONWARD CHAIN! A well presented DETACHED PARK HOME on the popular Ashdale Park OVER-55s DEVELOPMENT in Brandon, offering DRIVEWAY, GARAGE, two bedrooms and BRIGHT SPACIOUS LIVING, all within WALKING DISTANCE OF THE TOWN CENTRE!

### **Summary**

Situated on the well regarded Ashdale Park development in Brandon, this detached park home is designed exclusively for residents over the age of 55 and offers a welcoming community environment.

The development itself is known for its strong sense of community and convenient setting, being within easy walking distance of Brandon's bustling town centre and its wide range of shops, services and everyday amenities.

Offered to the market with no onward chain, the property occupies a pleasant plot and benefits from a driveway and garage, providing excellent practicality from the outset.

Internally, the accommodation is well presented throughout while still offering scope for the new owner to personalise and make the home their own. The layout includes a bright and spacious living room with plenty of room for dining, creating a comfortable and sociable space to relax or entertain. There is also a well equipped kitchen with ample space for appliances, two well proportioned bedrooms and a bathroom completing the accommodation.

Offering comfortable living within a friendly over-55s development and an excellent location close to the town centre, this home is an opportunity not to be missed!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to side and radiator.

#### **Lounge**

With window to front, door to side and radiator.

#### **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, space and plumbing for washing machine, space for fridge, space for freezer, gas hob, oven, built in boiler cupboard, two windows to side and radiator.

#### **Bedroom One**

With window to side and radiator.

#### **Bedroom Two**

With window to side and radiator.

#### **Bathroom**

With W.C, wash hand basin with mixer tap over, bath, window to side and radiator.





### **Outside**

To the side of the property there is a strip of garden with a driveway and garage.

### **Agents Note**

Please note that this property is served by LPG gas bottles. Please speak to the Branch for more details around this.

### **Agents Note**

There are a number of obligations on both sellers and buyers when completing the purchase. We recommend using a solicitor.

Sites often have requirements specific to the purchase which could include paying the site owner's commission.

Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or use.



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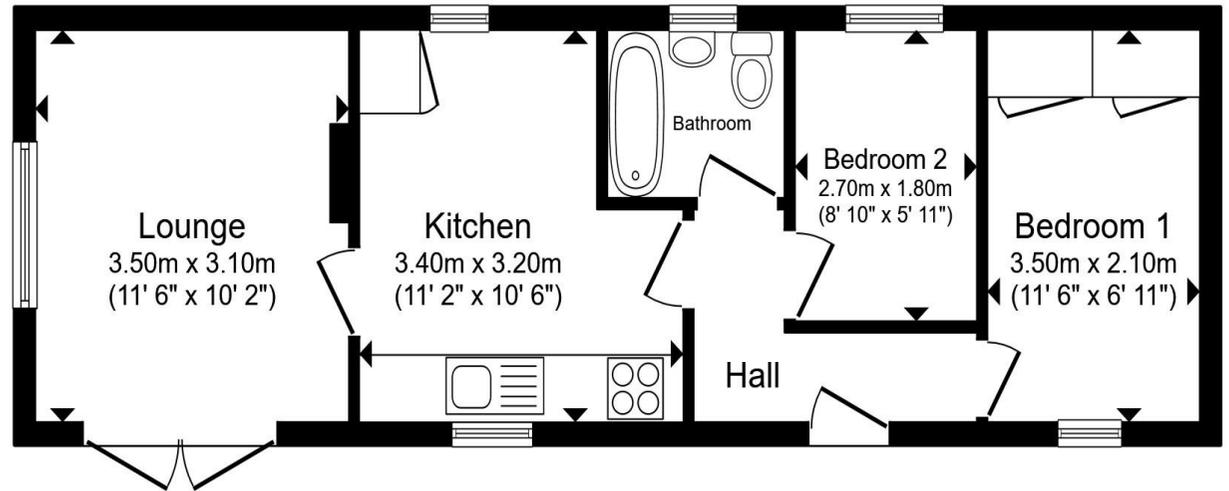
welcome to

## Ashdale Park, London Road, Brandon

- Detached Park Home
- Popular Ashdale Park Development
- Sold with No Chain!
- For those Over the Age of 55
- Two Good Sized Bedrooms
- Plenty of Scope Throughout
- Driveway & Garage for Parking
- Close to Town Centre and Amenities

Tenure: Freehold EPC Rating: Exempt

**£65,000**



Floor Plan

Total floor area 40.2 m<sup>2</sup> (433 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:  
BRD110467 - 0001

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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