



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 £1,215pcm income and 8.5%+ 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.

For those purchasing as a rental investment, the figures speak for themselves: an estimated income of £1,215 pcm and an impressive 8.5%+ yield, ensuring strong, dependable returns.

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.

With its charm, position and excellent investment credentials, this delightful home is well worth a viewing.

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.





Agents Note

Please note that the property is currently tenanted and the photos shown were taken prior to them moving in and are for indicative purposes only.



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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 £1,215pcm
- Potential Yield of up to 8.5%
- Viewing Essential

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£170,000

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Property Ref:
BRD109172 - 0002

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