



## Ashdale Park, London Road

Brandon, IP27

Price £70,000

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## Description

Molyneux Estate Agents are pleased to offer this well located park home, found within the Ashdale Park development. Available to over 55's, Ashdale Park is found in the market town of Brandon, Suffolk.

Brandon is best known for being surrounded by the popular Thetford Forest and Country Park, which offer a range of attractive trails to explore, ideal for any keen walkers, runners, or cyclists. The town itself enjoys a bustling market square and High Street. There are a range of amenities to include two Supermarkets, two GP's, and many other convenient stores. There is a Leisure Centre and playing fields, a library, and many other trades. The long running family bakery and recently re-opened Butchers are also great features of the town. Finally there is a train station for trips to both Norwich and Cambridge, plus good road links to Bury St Edmunds, Newmarket and beyond.

The park home has sealed unit UPVC doors and windows throughout, as well as LPG heating. The property is now vacant and is offered with NO ONWARD CHAIN.

The accommodation is accessed via a welcoming entrance hall, with the kitchen/ diner leading through to the lounge found at the front of the home. The kitchen includes a range of fitted units, a built in oven with hob and extractor over plus an inset sink and drainer. There is space for a freestanding fridge freezer and washing machine which will both be included in the sale, whilst the boiler is found within a built in cupboard. The lounge has double aspect windows plus patio doors.

There are two bedrooms, the largest bedroom has two sets of built in wardrobes, whilst the second bedroom enjoys fitted cupboards and drawers. The bathroom completes the accommodation, comprising a bath with shower over, W.C and wash hand basin.

The property enjoys some outdoor space as well as an allocated parking space.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents to arrange.

## Measurements

Entrance Hall

Lounge - 11' 6" x 10' 5"

Kitchen/ Diner - 11' 6" x 10' 7" max

Bedroom 1 - 9' 11" plus wardrobes x 7' 1"

Bedroom 2 - 8' 11" x 7' 8"

Bathroom - 6' 1" x 5' 6"

Council Tax Band - A

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

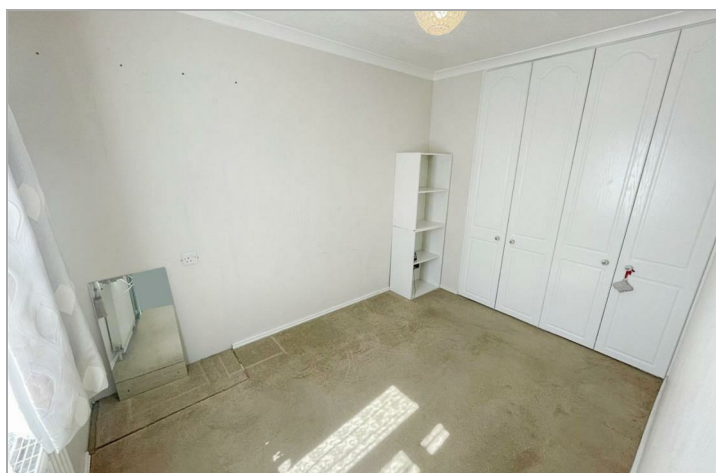
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation.

Tel: 01842 818282

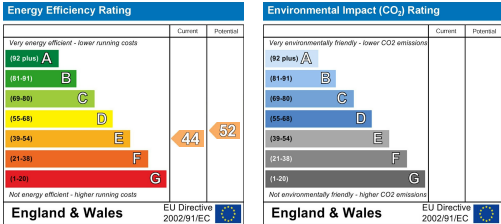
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.