



**Knappers Way, Brandon, IP27 0DA**

**welcome to**

## **Knappers Way, Brandon**

Found in a popular part of Brandon CLOSE TO THE TOWN CENTRE and its wide range of amenities, this SPACIOUS HOME offers EXCELLENT POTENTIAL for FIRST TIME BUYERS and INVESTORS alike! With views over the green to the front, generous accommodation throughout and a garden ready to be transform!

### **Summary**

Located in a popular area of Brandon, close to the town centre and its wide range of amenities, this terraced home is well placed for everyday convenience and is particularly sought after by both first-time buyers and investors. Offering generous living space and plenty of potential throughout, it presents a great opportunity for a new owner to put their own stamp on it.

Set back from the road, the property enjoys pleasant views over the green to the front and benefits from a front garden as well as a handy brick-built storage shed.

Inside, the accommodation is spacious and versatile. An entrance hall provides a welcoming introduction to the home and includes useful built-in storage along with a convenient downstairs cloakroom. From here, you move through to the bright kitchen which offers plenty of space for appliances as well as room for cooking and dining.

To the rear of the property is the good-sized yet cosy living room, which is filled with natural light and provides direct access out to the rear garden.

Upstairs, the first floor offers three well-proportioned bedrooms, all benefiting from built-in storage, alongside a family bathroom which completes the accommodation.

Outside, the rear garden currently requires some TLC, but this provides a blank canvas for the new owner to create a space that perfectly suits their lifestyle and needs.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to side, built in storage cupboard, window to side and radiator.

#### **Downstairs Cloakroom**

With W.C and wash hand basin with taps over.

#### **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 and point for gas oven, space for fridge/freezer, stairs to the first floor landing, window to front and radiator.

#### **Lounge**

With built in storage cupboard, window to rear and radiator.

#### **First Floor Landing**

With plenty of built in storage.

#### **Bedroom One**

With window to rear and radiator.

#### **Bedroom Two**

With window to front and radiator.

#### **Bedroom Three**

With window to rear and radiator.

#### **Bathroom**

With W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and shower attachment over, window to front and radiator.





## Outside

### Front Garden

To the front of the property, there is an enclosed garden and a handy brick built storage shed.

### Rear Garden

To the rear, the enclosed garden is tiered and is largely laid to lawn with a paved patio area and further brick built storage shed.



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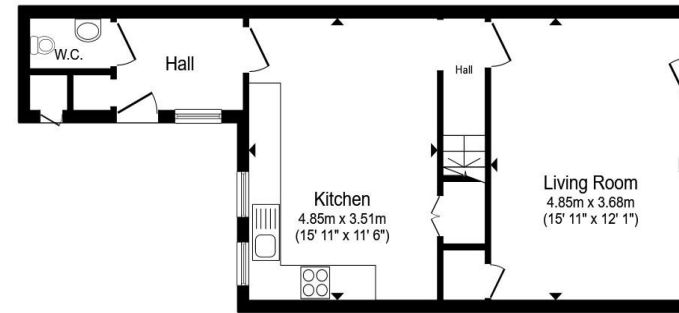
## Knappers Way, Brandon

- Spacious Mid-Terraced House
- Popular Brandon Location, Close to Local Amenities
- Views Over the Green to Front
- Plenty of Potential to Modernise Throughout
- Ample Integrated Storage Throughout
- Ground Floor Cloakroom & First Floor Bathroom
- Enclosed Garden to Rear
- A Great First Time or Investment Buy!

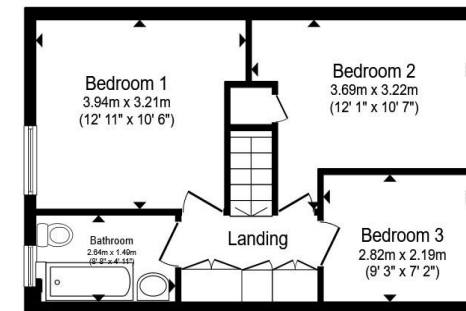
Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£160,000**



**Ground Floor**



**First Floor**

Total floor area 86.5 m<sup>2</sup> (932 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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