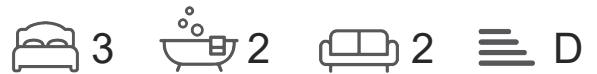




Edmund Road

Brandon, IP27

Price £300,000



Edmund Road

Brandon, IP27

Price £300,000



Description

Found in the desirable cul-de-sac of Edmund Road, Brandon, this charming link-detached house is a **MUST VIEW!** An extension at the rear has created a delightful second reception room in addition to the lounge/ diner, providing ample space for family gatherings or quiet evenings in, ideal for both relaxation and entertaining.

It is also worth noting that a new consumer unit has been installed in February 2026 to include a full electrical test and inspection to the entire fixed installation upon completion.

The kitchen is functional and well-equipped, leading to a handy utility area, while a useful cloakroom adds to the practicality of the layout. Outside, the property benefits from a well-maintained lawned rear garden, perfect for outdoor activities or simply enjoying the fresh air.

The home features three well-proportioned bedrooms, including a generous master suite complete with an en-suite shower room, ensuring privacy and convenience. The additional two bedrooms are perfect for family members or guests, complemented by a stylish family bathroom.

Parking is a breeze with space for up to four vehicles, thanks to the garage and block paved driveway. This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. With its blend of space, comfort, and convenience, this link-detached residence is an opportunity not to be missed.

Measurements

Entrance Hall & Cloakroom

Lounge/ Diner - 21' 9" x 14' 5" max

Sitting Room/ Study - 13' 3" x 12' 1"

Kitchen - 9' 10" max x 9' 8"

Utility - 8' 3" x 6' 9"

Garage - 16' 8" x 8' 4"

Stairs to first floor landing

Bedroom 1 - 22' 9" x 13' 3" max

En-Suite - 6' 2" x 4' 10"

Bedroom 2 - 11' 4" max x 9' 10"

Bedroom 3 - 10' max x 8' 5"

Bathroom - 9' 9" max x 6' 9" max

Council Tax band - C

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.

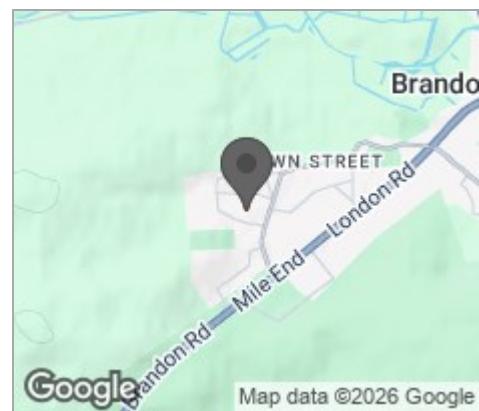
Items shown in photographs are not included unless they are detailed within the sales particulars.

The Buyer is advised to obtain verification of the tenure from

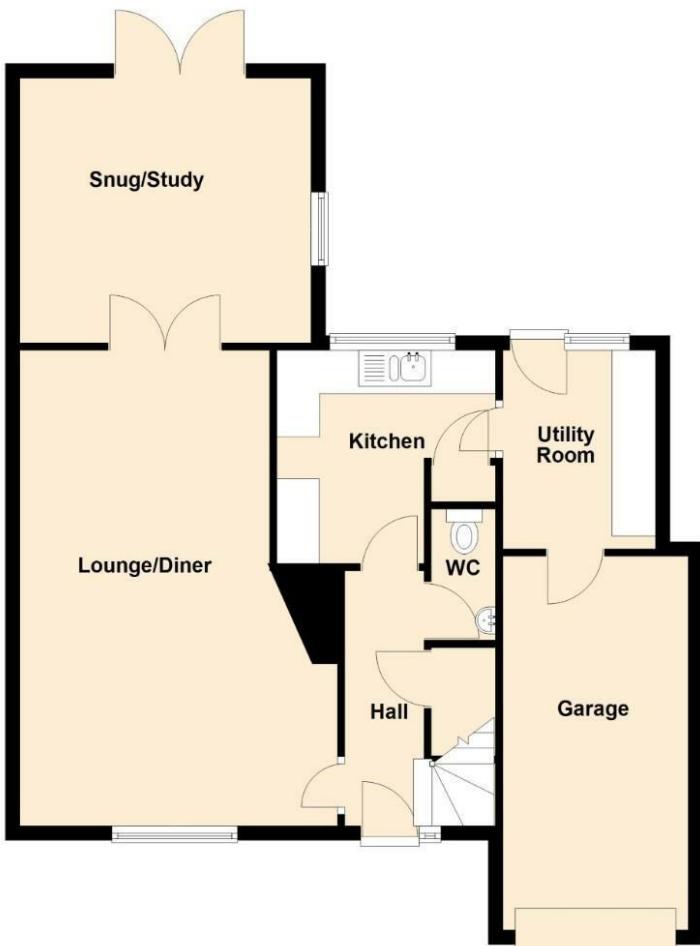
Tel: 01842 818282

their Solicitor. The agent has not reviewed the title documents for this property.





Ground Floor



First Floor



Viewing

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(61-91)	B		
(59-80)	C		
(55-68)	D	68	74
(29-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(F2 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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.

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