

31 Riverside Way - £270,000

BRANDON Suffolk IP27 0AN



"Consistently providing outstanding service to our clients"

£270,000

The Property

Nestled in the sought-after area of Riverside Way, Brandon, this delightful detached house offers a perfect blend of comfort and convenience. The property boasts a spacious lounge and dining area, ideal for both relaxation and entertaining guests. With four well-proportioned bedrooms, there is ample space for families or those looking to create a home office.

The property features a well-appointed bathroom and a detached garage, providing additional storage or parking options. The location is particularly appealing, as it is just a short distance from the town centre, ensuring that all essential amenities are within easy reach.

This charming home is perfect for those seeking a peaceful yet accessible lifestyle. Catering to the needs of modern living so whether you are a growing family or simply looking for more space, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.

Please note images taken prior to current tenancy commencing.

Features

- ENTRANCE HALL
- CLOAKROOM
- SPACIOUS LOUNGE/DINER
- KITCHEN
- FOUR BEDROOMS
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE AND GARDENS
- POPULAR LOCATION

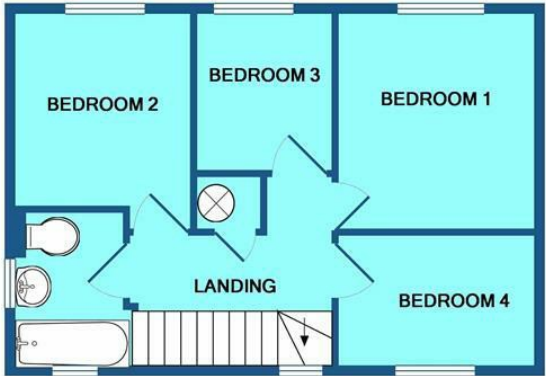




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



GROUND FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 818 SQ.FT. (76.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		70	82
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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			
England & Wales			

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