



## The Orchard

, IP27

Offers over £100,000

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, Brandon, IP27

Offers over £100,000



## Description

This two bedroom bungalow is offered with NO ONWARD CHAIN and conveniently situated within WALKING DISTANCE of Tesco supermarket as well as local bus routes.

The property is located within 'The Orchard' warden assisted development for over 55's, offering close proximity to Brandon Town Centre and its amenities.

Internally the bungalow comprises an entrance hall with ample space to remove coats and shoes in addition to a useful storage cupboard. There is a generous sized lounge, fully fitted kitchen, two double bedrooms and a family shower room.

The kitchen includes a range of wall and base level units, integrated cooker, electric hob with extractor hood over, a breakfast bar and a door leading outside whilst the shower room offers a shower cubicle, W.C and wash hand basin. The internal accommodation is concluded by a storage cupboard within the inner hallway which houses the hot water cylinder.

Outside there is a side access gate leading into the fully enclosed rear garden which has been predominantly shingled for ease of maintenance and includes a useful storage shed.

## Measurements

Entrance Hall - 6'00" x 3'1"

Lounge - 17'2" x 10'00"

Kitchen - 11'1" x 8'2"

Bedroom - 11'6" plus depth of built in wardrobe x 9'4" max

Bedroom - 9'4" x 8'11"

Family Bathroom - 6'5" x 5'6"

## Agents Note

This is a leasehold property.

Length of Lease: 99 Years

Start Date: 1st September 1988

End Date: 1st September 2087

Ground Rent - £5.00 per month

Service Charge - £184.98 per month

Council Tax Band - West Suffolk, B.

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.

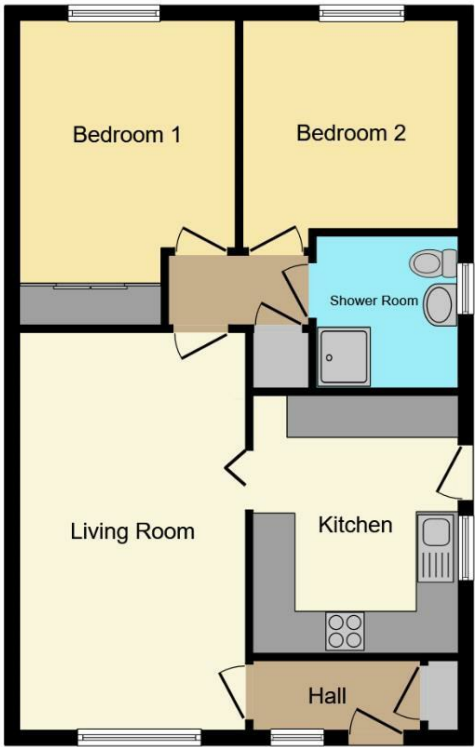
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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

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

Tel: 01842 818282



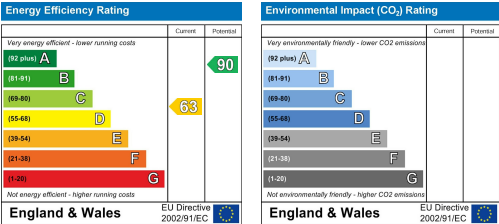


Floor Plan

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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.