



**The Orchard, Brandon, IP27 0HR**

**welcome to**

## **The Orchard, Brandon**

Offered to the market with no onward chain and to those over 55, this mid-terraced bungalow would make a great retirement purchase! With low maintenance gardens to the front and rear, two good sized bedrooms and being within walking distance of the town centre, this property has lots to offer!

### **Summary**

In an extremely sought after development within the market town of Brandon is this well appointed two bedroom terraced retirement bungalow. Being just a stroll away from all of the towns amenities, including various supermarkets, independent retailers, primary and secondary schools and a main train line, with direct links to Cambridge and Norwich, to name but a few, this home would be the perfect home for people looking for their perfect retirement property.

The property sits down a peaceful residential street which is extremely popular with over 55's. Inside the home, you will find a welcoming entrance hall, with a handy built in storage cupboard for coats and shoes, a light and spacious living room, a well equipped kitchen, two good sized bedrooms, each with an outlook over the garden and an accessible bathroom. To the rear of the property is a garden which has been laid to shingle for ease of maintenance.

Overall, this home would make a perfect retirement property and must be viewed!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With double glazed door to front, two built in storage cupboards and electric heater.

#### **Living Room**

15' 1" max. x 11' 1" max. ( 4.60m max. x 3.38m max. )

With double glazed window to front, TV point, fireplace with electric heater and further electric heater.

#### **Kitchen**

11' 2" max. x 7' 1" max. ( 3.40m max. x 2.16m max. )

With a range of wall and base units with worktop over, space for fridge/freezer, space and plumbing for washing machine, stainless steel sink unit with mixer tap over, induction hob, raised electric oven, double glazed door and window to rear and sliding wooden door through to Living Room.

#### **Bedroom One**

10' 8" x 9' 6" ( 3.25m x 2.90m )

With built in wardrobe, double glazed window to front and electric heater.

#### **Bedroom Two**

11' x 8' 2" ( 3.35m x 2.49m )

With double glazed window to rear and electric heater.

#### **Bathroom**

With W.C, wash hand basin with stainless steel taps over, panelled bath with shower attachment and mixer taps over, electric heated towel rail, electric wall mounted heater and double glazed window to rear.





### Outside

#### Front Garden

To the front of the property is a shingled front garden with pathway to the front door.

#### Rear Garden

To the rear of the property is a garden which is laid to shingle with a nice paving stone path through the shingled area and a garden shed on a concrete base.



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## The Orchard, Brandon

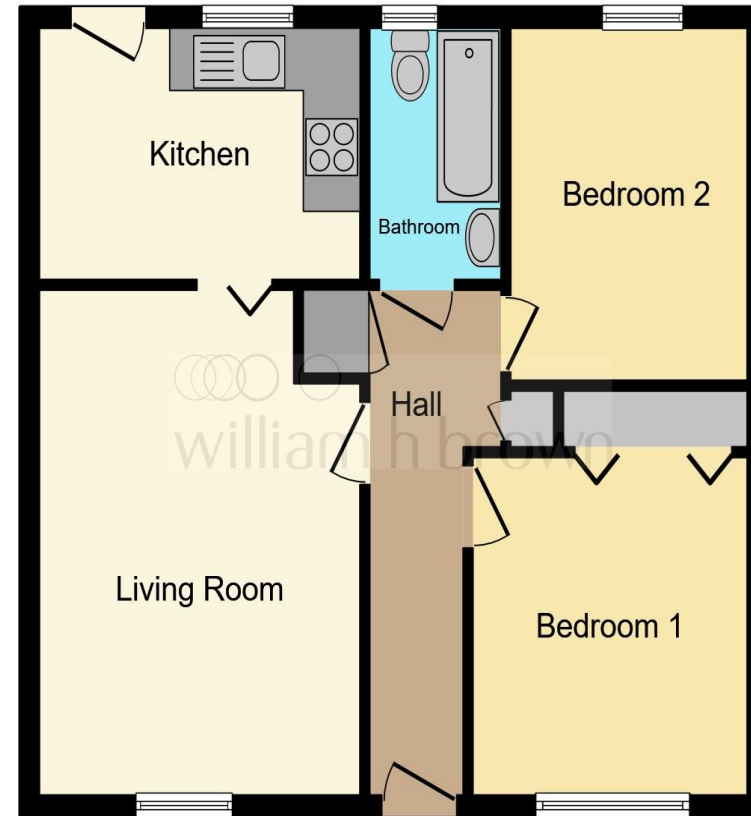
- Over 55's Residential Development with an Onsite Warden
- Mid-Terraced Bungalow
- Two Bedrooms
- Low Maintenance Gardens
- Chain Free!
- Within Walking Distance of Local Amenities
- Well Presented
- A Must View!

Tenure: Leasehold EPC Rating: Awaited

# £120,000

### directions to this property:

From the William H Brown office on Brandon's High Street, proceed and take a right at the traffic lights, onto London Road. Continue and, just before the Tesco supermarket, take a right onto Rattlers Road. Take the first left turning onto The Orchard and proceed, where you will find the property on the left hand side.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:  
BRD109977 - 0002

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 william h brown



**01842 811058**



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



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