



The Orchard, Brandon, IP27 0HR

welcome to

The Orchard, Brandon

Spacious one-bed retirement bungalow in central Brandon! Forming part of a warden-assisted development, with no onward chain, a lovely rear garden and plenty of built in storage and being close to shops, transport & amenities, book your viewing today!

Summary

Exclusively for those over 55, this well-presented semi-detached retirement bungalow forms part of the desirable Orchard development-a peaceful and secure setting just a short stroll from Brandon's bustling High Street.

Positioned in a prime central location, the property offers the best of both worlds: quiet, low-maintenance living with easy access to local shops, supermarkets, takeaways, medical services, and a mainline train station offering direct routes to Cambridge and Norwich. The development also benefits from the added reassurance of an on-site warden, offering additional peace of mind.

Offered with no onward chain, the bungalow boasts spacious and light-filled rooms throughout. The accommodation comprises a welcoming entrance hall, a generous living room, a well-equipped kitchen, a conservatory overlooking the rear garden, and a comfortable double bedroom complete with ample built-in storage.

Outside, the private rear garden has been lovingly maintained and presents an excellent opportunity for the new owner to personalise the space to their own taste-whether that's relaxing with a cup of tea or tending to a few flowerbeds.

A rare opportunity in a sought-after setting-early viewing is highly recommended.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, built in storage cupboard, further built in airing cupboard, access to the loft space and electric storage heater.

Kitchen

11' 5" x 6' 9" (3.48m x 2.06m)

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 electric cooker, space for fridge, space for freezer and dual aspect windows to both the side and front.

Living Room

10' 7" max. x 19' 9" (3.23m max. x 6.02m)

With window to rear, electric storage heater and sliding door to:

Conservatory

12' max. x 7' 8" (3.66m max. x 2.34m)

Bedroom

12' 3" max. x 15' 6" max. (3.73m max. x 4.72m max.)

With built in wardrobe, window to side and electric storage heater.

Bathroom

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over, window to front and electric storage heater.

Outside

To the rear, the garden is largely laid to artificial lawn with a potting shed, further garden shed, outside tap and a gate to the front.





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welcome to

The Orchard, Brandon

- Exclusively for Over 55's in a Sought After Warden Assisted Development
- Prime Central Brandon Location, Close to Amenities and Train Links to Cambridge and Norwich
- Sold with No Onward Chain!
- Spacious Living Room and a Well Equipped Kitchen
- Double Bedroom with Built in Storage
- Conservatory Overlooking the Private Rear Garden
- Easy Access to Shops, Takeaways, Supermarkets and Medical Services
- Quiet, Low Maintenance Lifestyle with a Strong Sense of Community

Tenure: Leasehold EPC Rating: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

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 packs.

offers in excess of

£100,000



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.focalagent.com

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Property Ref:
BRD110888 - 0001

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