



**Crown Street, Brandon, IP27 0JU**

welcome to

## Crown Street, Brandon

NEWLY FITTED KITCHEN! REPLASTERED AND REDECORATED and requiring some minor finishing touches, this detached bungalow is found along a non estate location, offering great access to local amenities. A VIEWING IS HIGHLY RECOMMENDED!

### Summary

A detached bungalow in a hugely desirable residential location in Brandon, close to the town centre, supermarkets, and bus routes-a fantastic position for convenience and lifestyle!

The property has undergone vast improvements, having been re-plastered and re-decorated throughout, with a newly fitted kitchen offering a fresh, modern feel. While some finishing touches are still required, there's ample scope to further enhance and truly make it your own.

The accommodation comprises a welcoming entrance hall, two double bedrooms, and a light, spacious living room with a charming bay window to the front. The modern kitchen leads through to a great-sized conservatory, providing a versatile reception space perfect for entertaining or simply enjoying views over the garden. Completing the property is a well-appointed shower room.

The lengthy rear garden offers masses of potential, ready to be transformed into a wonderful outdoor oasis to suit your needs.

### The Accommodation

Entrance door to:

#### Entrance Hall

With door to front, access to the loft space and radiator.

#### Living Room

13' max. into window. x 11' 9" ( 3.96m max. into window. x 3.58m )

With window to front and radiator.

#### Kitchen

10' 8" x 11' 4" ( 3.25m x 3.45m )

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, electric hob and oven, space and plumbing for washing machine, wall mounted boiler, radiator and opening to:

#### Conservatory

10' 4" x 16' 7" ( 3.15m x 5.05m )

With a brick base and two radiators.



#### Bedroom One

10' 7" x 11' 6" ( 3.23m x 3.51m )

With window to front and radiator.



#### Bedroom Two

9' 3" x 10' 8" ( 2.82m x 3.25m )

With door leading out to the rear garden and radiator.

#### Shower Room

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over, window to rear and heated towel rail.



## Outside

### Front Garden

To the front of the property there is a lawned front garden with a concrete driveway to the side, providing plenty of space for off road parking.

### Rear Garden

To the rear, the lengthy garden is largely laid to lawn with a good sized shed/workshop.

### Agents Note

The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.



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## Crown Street, Brandon

- FOR SALE VIA TRADITIONAL AUCTION!
- Auction Date: 3<sup>rd</sup> February 2026
- Detached Bungalow in a Sought After Brandon Location
- Close to Town Centre, Local Amenities & Bus Routes
- Recently Re-Plastered, Re-Decorated and New Kitchen Fitted
- Spacious Living Room with Bay Window
- Large Conservatory - Ideal for Entertaining
- Two Double Bedrooms & Shower Room

Tenure: Freehold

Guide Price

**£160,000**



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](http://www.focalagent.com)

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Property Ref:  
BRD110793 - 0001

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