

Chilterns



Princes Close, Brandon

Suffolk

£195,000

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www.chilternscc.com



Princes Close, Brandon, Suffolk, IP27 0LH

£195,000 Freehold

An established two bedroom semi-detached bungalow set within a cul-de-sac position within the well served market town of Brandon. Enjoying a good sized rear garden and offered to the market Chain Free.



SITUATION & LOCATION

This semi-detached bungalow is located in a popular cul-de-sac position towards the outskirts of this Suffolk market town.

Enjoying a lounge, kitchen, two bedrooms and family bathroom. The property is in need of some general updating but does benefit from Gas fired central heating and Upvc double glazing. A particular benefit of the property is that established and enclosed rear garden.

Offered to the market Chain Free.

Brandon is a small West Suffolk town situated in the heart of the Breckland and the Thetford pine forest. It has a range of shops catering for most day-to-day needs; churches; schools and other facilities including a modern sports complex. Brandon railway station is on the Norwich-Ely line; from Ely connections can be made to services to London, the Midlands and the North. The larger town of Thetford is only six miles away with a sports centre with an indoor swimming and leisure pool complex and a range of other sporting and social clubs and amenities.

OPEN PORCH WAY

With light.

ENTRANCE HALL

With part glazed panelled entrance door; radiator; access to loft space (we believe the gas fired combi boiler is located in the loft space); fitted carpet.

SITTING ROOM

11' 3" x 13' 7" (3.45m x 4.16m)

Tiled fireplace with inset real flame fitted gas fire; radiator; UPVC sealed unit double glazed window with secondary glazing; fitted carpet.

KITCHEN

8' 6" x 12' 0" (2.61m x 3.68m)

Fitted range of matching oak fronted, wall and floor cupboard units with work surfaces over incorporating single drainer sink unit with mixer tap; space for cooker with extractor hood over; storage cupboard with shelving; radiator; UPVC sealed unit double glazed window with secondary glazing; cushion flooring; part glazed softwood framed painted door to:

REAR PORCH

6' 4" x 6' 9" (1.94m x 2.06m)

Timber framed with part glazed door to rear garden.

BEDROOM ONE

11' 4" x 11' 5" (3.46m x 3.49m)

Radiator; UPVC sealed unit double glazed window with secondary glazing; fitted carpet.

BEDROOM TWO

8' 6" x 10' 6" (2.61m x 3.21m)

Radiator; UPVC sealed unit double glazed window with secondary glazing; fitted carpet.

BATHROOM

5' 6" x 5' 11" (1.68m x 1.81m)

Panelled bath with shower mixer over, pedestal wash, basin and WC; radiator; cushion flooring.

OUTSIDE

The front garden is retained by low fencing and predominantly shingled. A gate at the side provides access into the rear garden.

The good sized rear garden is enclosed by fencing and chiefly lawned with various shrubs and bushes. Within the garden, there is a patio area and a large covered fishpond.

There is also a useful brick and tiled store shed.

The rear garden has an approximate depth of 20 m and an average width of 14 m.

SERVICES

Mains Gas

Mains Water

Mains Electric

Mains Drainage.

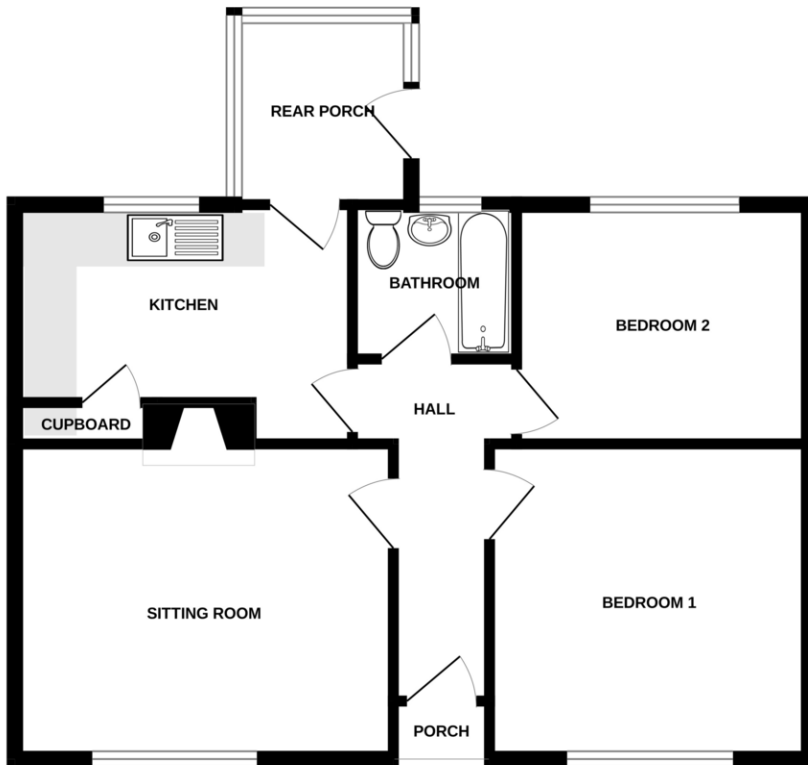
EPC RATING D

COUNCIL TAX Band B

AGENTS NOTE Please be aware that the Grant Of Probate has been granted.



GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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