

# Chilterns



## The Orchard, Brandon

Suffolk

LEASEHOLD Offers In Excess Of **£100,000**

01842 813466

[www.chilternscc.com](http://www.chilternscc.com)





## The Orchard, Brandon, Suffolk, IP27 0HR

Offers In Excess Of £100,000 LEASEHOLD

A rare and unique opportunity to acquire this one bedroom semi-detached bungalow forming part of The Orchard, a charming and well managed development of properties for the over 55's. The property is conveniently located within easy walking distance of the local superstore and nearby amenities.



## SITUATION LOCATION

The Orchard is a well established, well maintained and well presented purpose built warden assisted complex, specifically designed for the over 55's.

The site is pleasantly situated and is within easy reach of the town centre, across the road is a conveniently located supermarket. This bungalow offers well planned accommodation and a private enclosed garden set within maintained grounds having peace of mind of a resident warden/manager.

The property has an entrance hall; airing cupboard; built in cupboard; lounge; fitted kitchen; spacious bedroom; re-fitted shower room. Further benefits include UPVC sealed unit double glazing throughout together with a conservatory. The sale of this property is an excellent opportunity for purchasers seeking peace of mind for retirement home within a safe and friendly environment.

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.

## ENTRANCE HALL

With Upvc double glazed entrance door; fitted carpet; night storage heater; airing cupboard.

## LOUNGE

Fitted carpet; fitted electric fire; Upvc double glazed window and Upvc double glazed sliding patio doors leading to:-

## CONSERVATORY

Of Upvc construction; Upvc double glazed door to outside.

## KITCHEN

Range of matching wall and floor cupboard units with work surfaces over incorporating single drainer stainless steel sink unit; built in electric oven and hob; plumbing for automatic washing; dual aspect Upvc double glazed window.

## BEDROOM

Fitted carpet; built-in triple wardrobe cupboard; free standing double wardrobe; night storage heater; two Upvc

double glazed windows.

## SHOWER ROOM

Well fitted double shower cubicle with plumbed in shower; w.c; wash hand basin with vanity storage beneath; night storage heater; Upvc double glazed window.

## OUTSIDE

The property is located in a pleasant cul-de-sac position within the development and enjoys a communal front garden.

The rear garden is enclosed by fencing and is chiefly laid to artificial lawn. Within the garden are borders containing a variety of shrubs and plants as well as a timber garden shed.

## LEASE TERMS

**Lease terms - The 99 year lease commenced from 1991.**

Ground Rent - £60.00 PA

Service Charge - £2098.32 PA

The service charge includes the following:

Maintenance to the communal areas

Building insurance

Resident manager

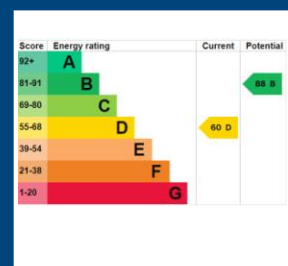
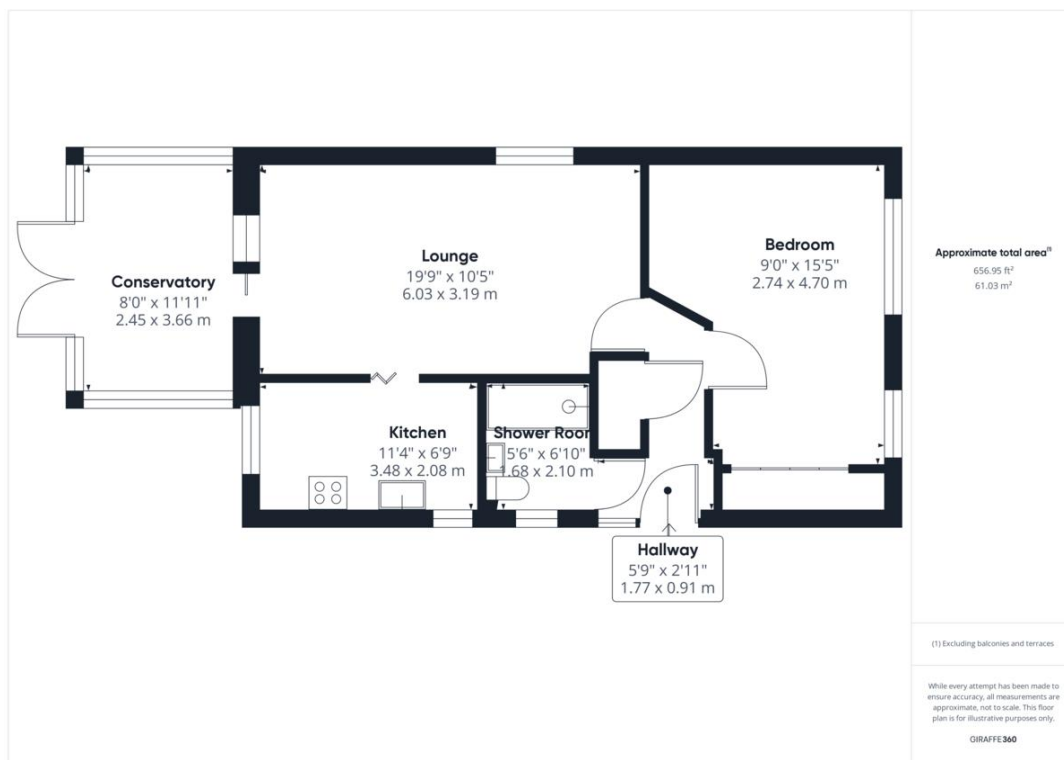
## COUNCIL TAX Band B

**SERVICES** Mains electric, water and drainage.

Night storage heating

## EPC RATING D





# Chilterns

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