



Spruce Drive, Brandon

Suffolk, IP27 0UL

GUIDE PRICE £170,000 - £180,000



Spruce Drive, Brandon, Suffolk, IP27 0UL

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Are you a first time buyer looking to get your foot on the housing ladder or an investment purchaser looking for a home to rent out - then this one bedroom semi-detached bungalow on this popular housing development is ideal. Benefitting from gas fired central heating, Upvc double glazing, rear garden and driveway parking with viewings recommended.



SITUATION LOCATION

This well established semi detached bungalow is situated within a pleasant position on this popular development of properties in this sought after well served Suffolk market town. The bungalow occupies an enclosed plot with a driveway to the side providing parking for a number of vehicles. As a one bedroom bungalow the rooms are well proportioned and benefits include a full radiator central heating system from an gas fired boiler and Upvc double glazing.

The sale of this bungalow offers an excellent opportunity for those buyers seeking a comfortable and manageable one bedroom home towards the outskirts of town and viewings are recommended.

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; radiator; fitted carpet.

LOUNGE

Fitted carpet; two radiators; two UPVC double glazed windows and UPVC double glazed door to the rear garden.

KITCHEN

With range of matching wall and floor cupboard units with work surfaces over incorporating one and a half bowl stainless steel sink unit; built in electric oven and hob; plumbing for automatic washing machine; cushion flooring; UPVC double glazed window.

BEDROOM

Fitted carpet; radiator; UPVC double glazed window.

BATHROOM

White suite comprising of panelled bath with W.C wash hand basin; cushion flooring; airing cupboard housing gas fired combination boiler; access to loft space; UPVC double glazed window.

OUTSIDE

The front garden is chiefly laid to shingle for ease of

maintenance with borders containing a variety of shrubs and plants. There is a driveway which provides parking for a number of vehicles and leads to the:

REAR GARDEN

Which is chiefly laid to lawn with borders containing a variety of bushes.

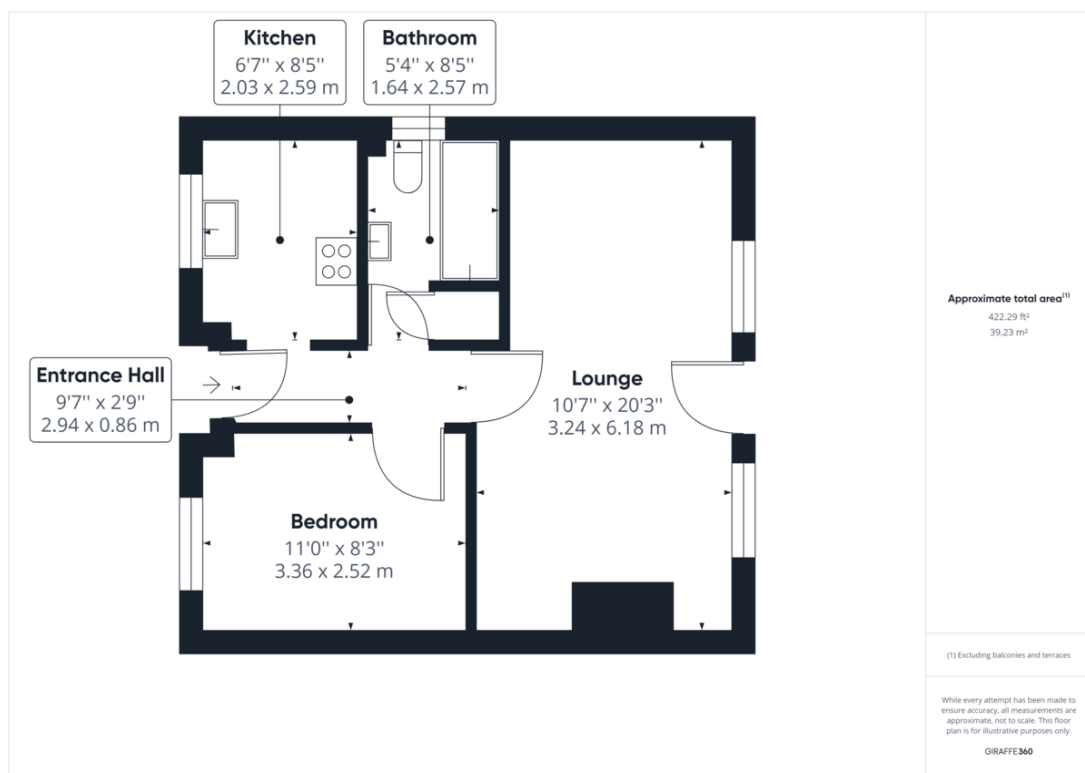
SERVICES Mains water, drainage, electric and gas.

Gas central heating.

EPC RATING C

COUNCIL TAX Band A.





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