

Chilterns



Rowan Drive, Brandon, Suffolk

£900 pcm

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www.chilternscc.com



Rowan Drive, Brandon, Suffolk, IP27 0HJ

Chilterns are pleased to offer this fully refurbished end of terrace one bedroom bungalow located within a popular development in Brandon with easy access into the forest. Early viewings are highly recommended.



SITUATION & LOCATION

This one bedroom end of terrace bungalow occupies a pleasant position within Rowan Drive, a popular development of homes conveniently located near to the towns amenities, in particular the local Tesco's store.

The bungalow has recently undergone an extensive programme of refurbishment and includes the installation of a modern kitchen and shower room, along with new floor coverings throughout as well as a new heating system and upgrading of electrics.

Further improvements include works to both the front and rear garden and viewings are highly recommended to appreciate the quality of the accommodation on offer.

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 composite entrance door; airing cupboard with gas fired combination boiler; storage cupboard; laminate flooring; access to loft space.

SITTING ROOM 13' 2" x 10' 8" (4.03m x 3.27m)

Upvc sealed unit double glazed window; radiator; laminate flooring.

KITCHEN 10' 5" x 8' 0" (3.20m x 2.46m)

Modern fitted kitchen with 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, free-standing washing machine (for tenants use, but not maintained by the landlord), integrated fridge and integrated freezer, Upvc double glazed window and door to rear garden.

BEDROOM 10' 3" x 8' 10" (3.13m x 2.70m)

Upvc double glazed window; radiator; fitted carpet.

SHOWER ROOM 5' 10" x 5' 8" (1.79m x 1.74m)

Shower cubicle, wash basin and W.C; Upvc double glazed window.

OUTSIDE The front garden is laid to shingle for ease of maintenance, there is also a storage cupboard to the front of the property.

The rear garden is partially laid to lawn and a paved patio area which is enclosed by fencing with a gate at the side to provide rear access, plus storage shed. There are two allocated parking spaces to the front of the property.

SERVICES All mains services are connected. Mains drainage.

Gas Fired Central Heating

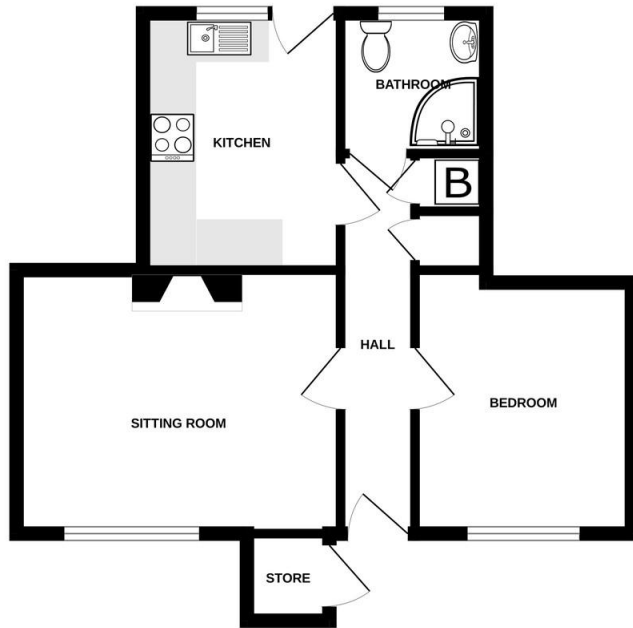
ENERGY PERFORMANCE CERTIFICATE Band D

COUNCIL TAX BAND Band A

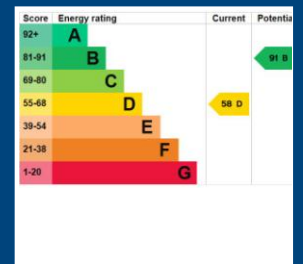
RENT ADJUSTMENT FOR PET INCLUSION Where it is agreed that the landlord will allow a pet(s) as part of a tenancy, the advertised rent will be subject to an increase of £25.00 (Twenty Five Pounds) PCM. There is no guarantee that the Landlord will agree to accepting a pet or pets and where this might be considered full details of the pet(s) will be required for consideration.



GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 419 sq.ft. (39.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the figures 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.
Made with Metaphor 6/2025



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