



**The Orchard, Brandon, IP27 0HR**

welcome to

## The Orchard, Brandon

NO CHAIN! Being within walking distance of local shops & bus routes, this semi-detached bungalow is destined for those looking for a slower pace of life! Offering two double bedrooms, a modern kitchen & shower room, conservatory to rear and an enclosed rear garden, call now to view!

### Summary

In an extremely sought after development within the market town of Brandon is this well appointed two bedroom semi-detached retirement bungalow.

Being just a stroll away from all of the towns amenities, including various supermarkets, independent retailers, primary and secondary schools and a main train line, with direct links to Cambridge and Norwich, to name but a few, this home would be the perfect home for people looking for their perfect retirement property.

The property sits down a peaceful residential street which is extremely popular with over 55's and offers plenty of benefits throughout! A welcoming entrance hall branches off into a good sized, yet cosy, living room, which is great for entertaining, a well-equipped, sleek kitchen with a range of integrated appliances, two double bedrooms, both of which have plenty of storage, and an accessible shower room, making this a lovely home for those looking for a slower pace of life, whilst still having connections to the benefits of a busy town!

To the rear, the garden is a lovely space to relax and unwind in those warmer months! There is also a separate garage-en-bloc that comes with the property, adding to the practicality!

With so much to offer, an internal viewing is truly a must!

### The Accommodation

Entrance door to:

#### Entrance Hall

With door to front, built in cupboard housing consumer unit, further built in airing cupboard and two storage heaters.

#### Living Room

17' 8" x 11' max. ( 5.38m x 3.35m max. )

With window to front, storage heater and door to:

#### Conservatory

8' 7" x 9' 7" max. ( 2.62m x 2.92m max. )

With storage heater and door.

#### Kitchen

9' 1" max. x 10' 2" max. ( 2.77m max. x 3.10m max. )

With a range of fitted wall and base units with work surface over, integrated fridge/freezer, sink unit with mixer tap over, space and plumbing for washing machine, integrated dishwasher and an electric hob and oven with cooker hood over.

#### Bedroom One

10' 6" max. x 10' 5" max. ( 3.20m max. x 3.17m max. )

With a range of built in wardrobes and window to rear.

#### Bedroom Two

10' 7" x 8' 9" ( 3.23m x 2.67m )

With built in wardrobe, window to side and storage heater.

#### Shower Room

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, fully tiled floors and walls and window to front.





### Outside

To the rear of the property is an enclosed garden with a garden shed, gate to the side and outside tap.



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## The Orchard, Brandon

- NO CHAIN!
- Semi-Detached Retirement Bungalow
- Two Double Bedrooms
- Modern Kitchen and Shower Room
- Conservatory to Rear
- Spacious Rear Garden with Garage-en-Bloc
- Within Walking Distance of Local Shops, Amenities & Bus Routes
- Well Presented Throughout

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £120,000

### directions to this property:

From the William H Brown office on Brandon's High Street, proceed and take a right at the traffic lights, onto London Road. Continue and, just before the Tesco supermarket, take a right onto Rattlers Road. Take the first left turning onto The Orchard and proceed, where you will find the property on the left hand side.



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:  
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