

Old Gardens, Brandon Village, DH7 8SU
2 Bed - Bungalow - Semi Detached
O.I.R.O £235,000

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Old Gardens
Brandon Village, DH7 8SU

No Chain ** Pleasant Position ** Gardens & Parking ** Well Presented ** Double Glazing & GCH ** Must Be Viewed **

Rarely available to the market, this attractive two-bedroom bungalow occupies a pleasant position within the highly sought-after village of Brandon and offers comfortable single-level living, ideal for a range of purchasers.

The property benefits from gas central heating and double glazing throughout and briefly comprises an entrance porch leading into a welcoming hallway, a comfortable lounge featuring a charming log-burning stove, a modern fitted kitchen with a range of contemporary units, two well-proportioned double bedrooms, and a bathroom fitted with an over bath shower.

Externally, the bungalow enjoys a private enclosed rear garden, perfect for relaxing or entertaining, together with a front garden and off-road parking. Brandon is a popular village offering a range of local amenities, schools and excellent transport links to Durham City and the surrounding areas. Bungalows in this location are rarely available, making this an excellent opportunity for those looking to downsize or simply enjoy the convenience of single-storey living. Early viewing is highly recommended.























Agents Notes

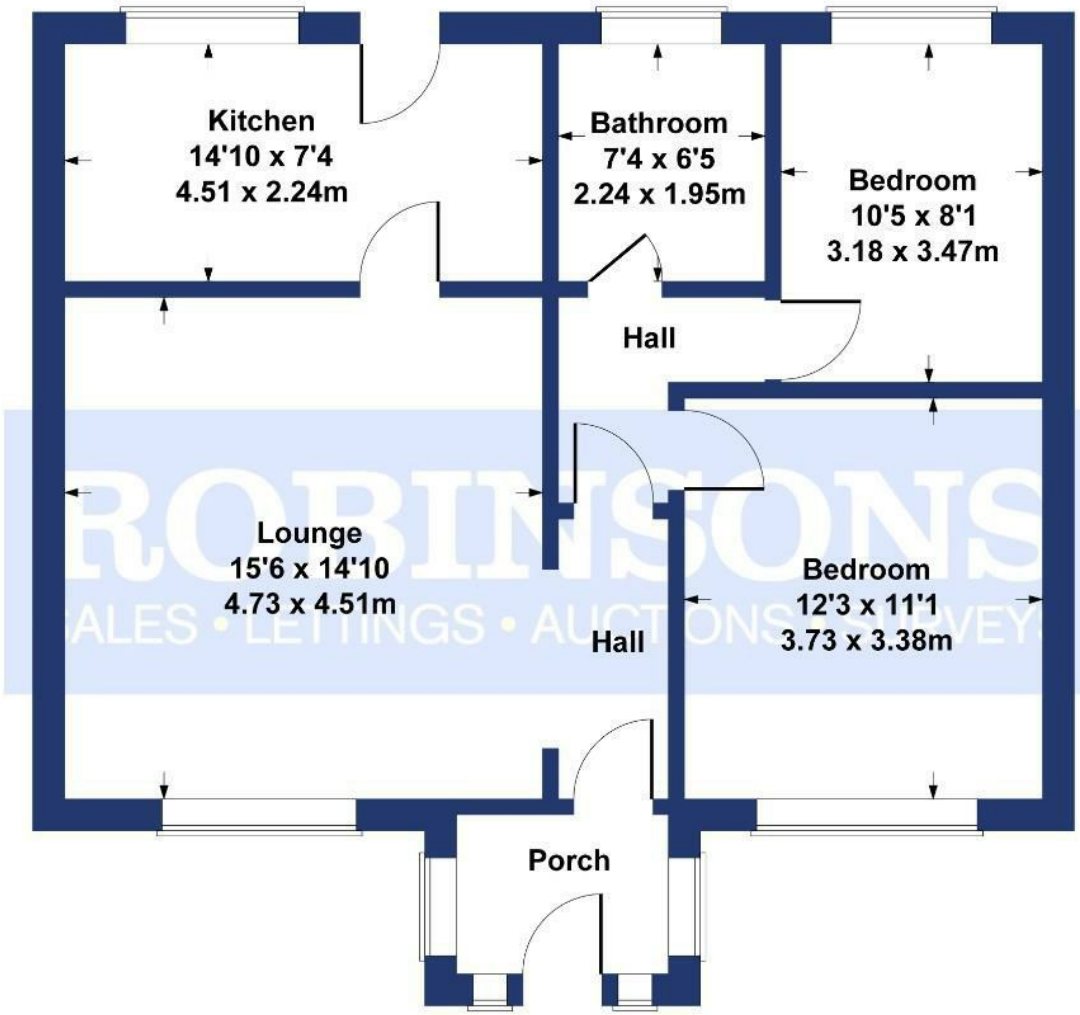
Council Tax: Durham County Council, Band C - Approx. £2331 p.a
Tenure: Freehold
Property Construction – Standard
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – If there are any covenants which may affect the property, they would be within the Land Registry Title Register which is available for inspection via the Land Registry or your legal representative.
Selective licencing area – No
Probate – NA
Rights & Easements – None known
Flood risk – Refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – Refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – None known
Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.
Accessibility/Adaptations – None known
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

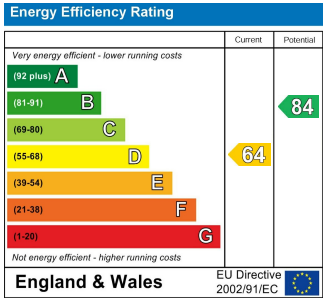
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Approximate Gross Internal Area
743 sq ft - 69 sq m



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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