



**Brandon Close, Fens, TS25 2LN**  
**2 Bed - Bungalow - Semi Detached**  
**Starting Bid £130,000**

**Council Tax Band: B**  
**EPC Rating: B**  
**Tenure: Freehold**



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## Brandon Close, Fens, TS25 2LN

\*\* TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £130,000 PLUS RESERVATION FEE \*\*

**\*\*REDUCED\*\* NO CHAIN INVOLVED \*\*\* AVAILABLE IMMEDIATELY \*\*\*** A pleasantly positioned two bedroom semi detached bungalow on Brandon Close in a popular part of the Fens Estate, with low maintenance gardens. The accommodation features a modern kitchen and shower room/wet room with walk-in shower, whilst further benefits include gas central heating and uPVC double glazing. The accommodation briefly comprises: entrance hall with access to a generous family lounge with attractive feature fire surround and electric fire, the kitchen has been fitted with a range of units to base and wall level and includes a built-in oven, hob and extractor with further space for free standing appliances. The hall gives further access to two good size bedrooms, they are served by the shower room which is fitted with a three piece suite. Externally is a low maintenance block paved front which provides useful off street car parking, with a driveway continuing alongside the property leading towards the garage. The enclosed, well maintained rear garden is mainly laid to lawn with raised flower beds and sunny paved patio area. The open plan front garden is laid to lawn with a good size driveway, with gated access leading to the single garage (with up and over door, power and lighting). The rear garden offers a good degree of privacy with paved, pebbled and decked patio areas. Fitted blinds, carpets, flooring and solar panels are included in the asking price. **VIEWING RECOMMENDED.**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

### ENTRANCE HALL

uPVC double glazed glass panelled door, loft access, radiator.

### LOUNGE

16'9 x 11'5 (5.11m x 3.48m)

uPVC double glazed bow window to front, living flame 'coal' effect electric fire with surround, radiator.

### BEDROOM (front)

9'1 x 8'9 (2.77m x 2.67m)

uPVC double glazed bow window to front, radiator.

### BEDROOM (rear)

12'9 x 11'5 (3.89m x 3.48m)

uPVC double glazed window to rear, fitted wardrobes, radiator.

### SHOWER ROOM/WET ROOM

Wall mounted electric shower, wash hand basin with vanity storage and low level WC; co-ordinated tiled walls, heated towel rail, uPVC double glazed window.

### KITCHEN

9'8 x 9'1 (2.95m x 2.77m)

Fitted with a range of white wall, base and drawer units with contrasting worktops, inset sink and drainer with mixer tap, electric hob with illuminating extractor and double oven, plumbing for washing machine, space for fridge and freezer, uPVC double glazed window to rear, uPVC double glazed glass panelled door.

### EXTERNALLY

The well maintained rear garden is mainly laid to lawn with raised flower beds and sunny paved patio area. The open plan front garden is laid to lawn with a good size driveway with gated access leading to the single garage.

### SINGLE GARAGE

Up and over door, power and lighting.

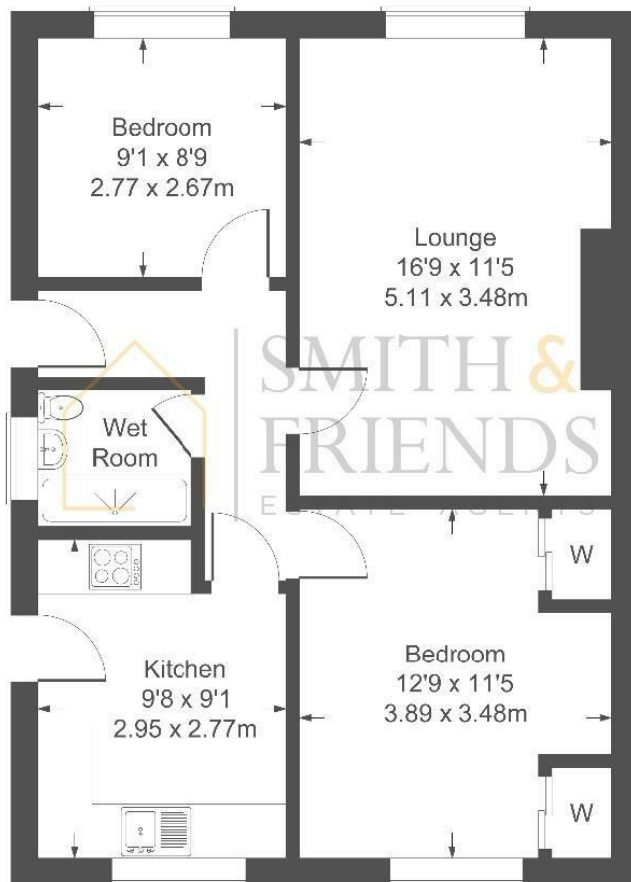
### NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

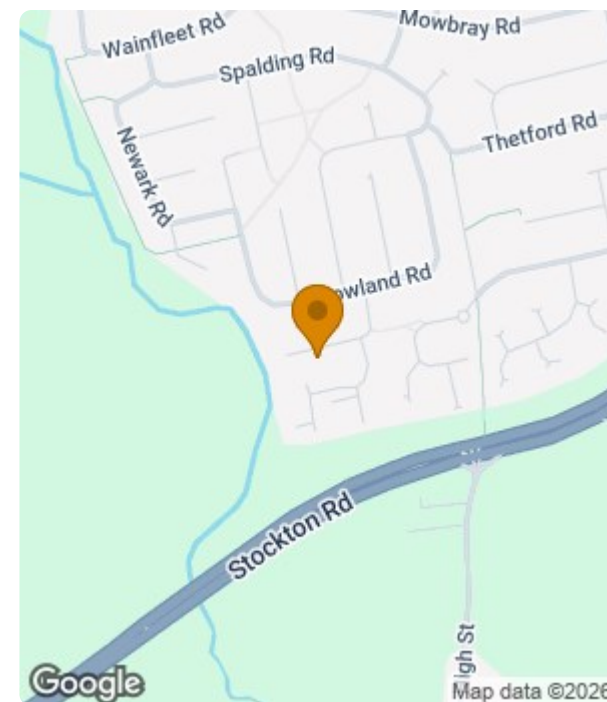


# Brandon Close

Approximate Gross Internal Area  
620 sq ft - 58 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

106 York Road, Hartlepool, TS26 9DE  
Tel: 01429 891100  
hartlepool@smith-and-friends.co.uk  
www.smith-and-friends.co.uk

