



Heron Avenue, Brandon, IP27 0TD

welcome to

Heron Avenue, Brandon

Offered with NO ONWARD CHAIN and set on the ever-popular Birds Estate in Brandon, this detached bungalow enjoys a generous plot, excellent parking, a private rear garden and fantastic scope to modernise, all within walking distance of the town centre and amenities!

Summary

Sold with no onward chain and positioned on the highly regarded Birds Estate, this detached bungalow occupies a convenient and well-connected location within easy walking distance of Brandon's town centre, local amenities and bus routes.

Set back from the road, the property benefits from a well-proportioned, low-maintenance front garden, a lengthy driveway providing ample off-road parking, and a garage, ensuring excellent practicality from the outset.

Internally, the accommodation is well laid out and offers excellent potential for modernisation and personalisation. A welcoming entrance hall leads through to a bright and spacious living room, a well-equipped kitchen, two double bedrooms and a family bathroom, with good room sizes throughout.

To the rear, the garden enjoys a peaceful, private and non-overlooked setting, offering further scope to be enhanced or enjoyed as it is.

With its desirable location, generous plot and clear potential, this bungalow represents a fantastic opportunity for downsizers, investors or those seeking a project in a sought-after area. Viewing is highly recommended.

The Accommodation

Entrance door to:

Entrance Hall

With door to front and built in storage cupboard.

Living Room

With feature fireplace, window to front and radiator.

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space and point for cooker, space for fridge/freezer, wall mounted central heating boiler, window to rear, door to rear and radiator.

Bedroom One

With window to front and radiator.

Bedroom Two

With sliding patio doors to rear and radiator.

Shower Room

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over, window to rear and radiator.





Outside

Front Garden

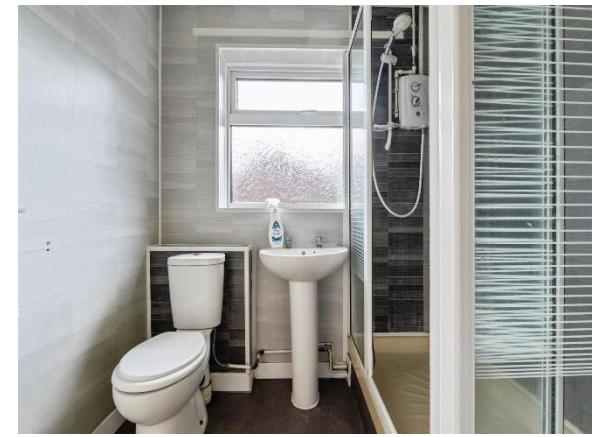
To the front of the property, there is a garden which is largely laid to shingle with a driveway, providing plenty of off road parking space and access to:

Garage

With up and over door to front.

Rear Garden

To the rear, the garden is largely laid to lawn with a range of shrub and floral borders throughout.



view this property online williamhbrown.co.uk/Property/BRD111052



welcome to

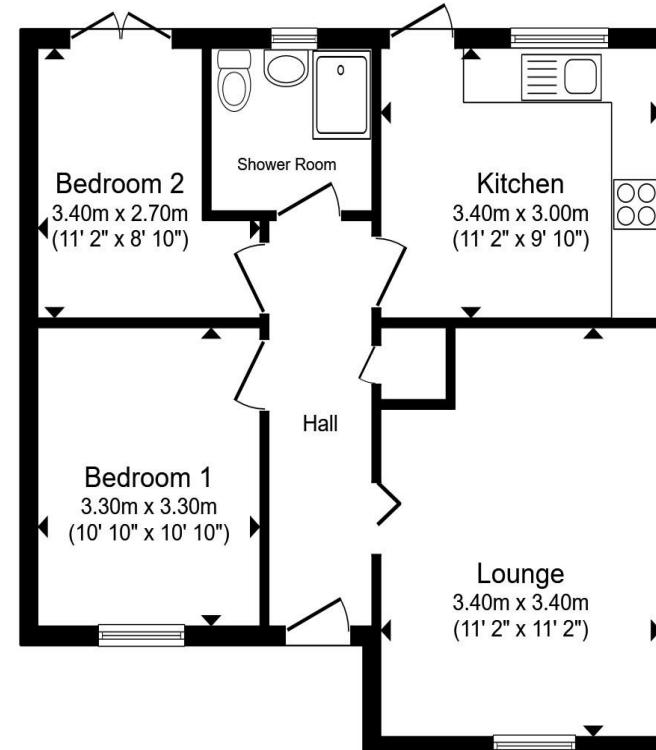
Heron Avenue, Brandon

- Detached Bungalow on the Popular Birds Estate
- Sold with No Onward Chain!
- Walking Distance to Brandon's Town Centre and Amenities
- Excellent Bus Routes Nearby
- Two Double Bedrooms
- Bright & Spacious Living Room
- Low Maintenance Front Garden
- Garage & Ample Driveway Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£210,000



Total floor area 52.4 m² (564 sq.ft.) approx

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.propertybox.io



view this property online williamhbrown.co.uk/Property/BRD111052



Property Ref:
BRD111052 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



williamhbrown.co.uk

