30 The Orchard - £65,000

Brandon Suffolk IP27 0HR

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Estate & Letting Agents



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£65,000

The Property

A well presented first floor one bedroom apartment forming part of 'The Orchard', a charming and well managed development of retirement properties for the 'over 55's', located within this well served popular market town and within easy reach of the local Tesco's store with the towns amenities nearby.

Agent's Note:
Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

SITUATION & LOCATION

The Orchard is an established, well managed and presented purpose built complex of retirement homes specifically designed for the 'over 55's' and pleasantly situated within reach of the Town centre amenities and across the road from the conveniently located Tesco's store.

Enjoying well maintained communal grounds and gardens with the peace of mind of a resident manager this lovely first floor apartment is well presented and benefits from electric heating. Further benefits include Upvc sealed unit double glazed windows throughout.

The sale of this property represents an excellent opportunity to those purchasers seeking the peace of mind of a retirement home in a safe and friendly environment and early viewings are recommended.

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.

COMMUNAL ENTRANCE HALL

With intercom release, carpeted staircase leading to first floor landing.

ENTRANCE HALL

With hardwood entrance door; fitted carpet; electric independent radiator; storage cupboard; access to loft space.

Features

- FIRST FLOOR APARTMENT
- WELL MANAGED DEVELOPMENT
- OVER 55'S ONLY
- LOUNGE & KITCHEN
- BEDROOM
- SHOWER ROOM
- ELECTRIC HEATING
- COMMUNAL GARDENS
- POPULAR LOCATION CLOSE TO AMENITIES
- VIEWING RECOMMENDED









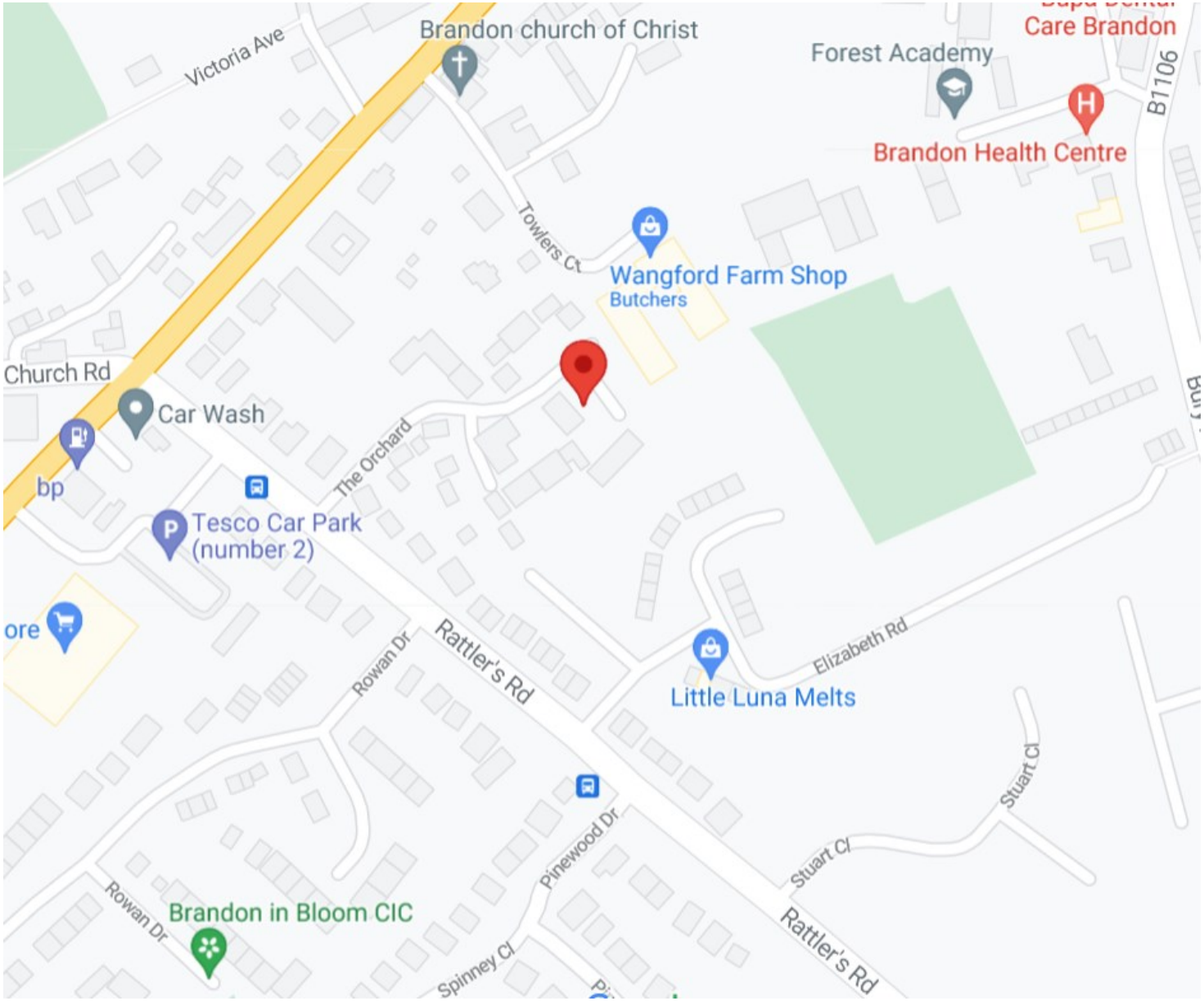


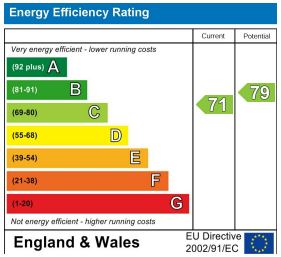






These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.





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