15 The Orchard - Guide Price £70,000

Brandon Suffolk IP27 0HR

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Guide Price £70,000

The Property

A well presented two bedroom first floor apartment forming part of The Orchard, a charming and well managed development of properties for the over 55's. The property is conveniently located within easy walking distance of the local superstore and nearby amenities and is offered to the market Chain Free.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

SITUATION & LOCATION

The Orchard is a well established, well maintained and well presented purpose built warden assisted complex, specifically designed for the over 55's.

The site is pleasantly situated and is within easy reach of the town centre, across the road is a conveniently located supermarket. This first floor two bedroom apartment offers well planned accommodation set within maintained grounds having peace of mind of a resident warden/manager.

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.

ENTRANCE HALL

Laminate flooring, airing cupboard, night storage heater, access to loft space

LOUNGE

Fitted carpet night, night storage heater, UPVC double glazed window.

KITCHEN

Modern kitchen with range of matching wall and floor cupboard units incorporating single drainer stainless steel sink unit, space for electric cooker, plumbing for automatic washing machine, larder cupboard housing hot water cylinder, cushion flooring, UPVC double glazed window.

Features

- OVER 55'S COMPLEX
- WARDEN ASSISTED
- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- ELECTRIC HEATING
- COMMUNAL GARDENS
- UPVC DOUBLE GLAZING
- AVAILABLE NOW
- CHAIN FREE













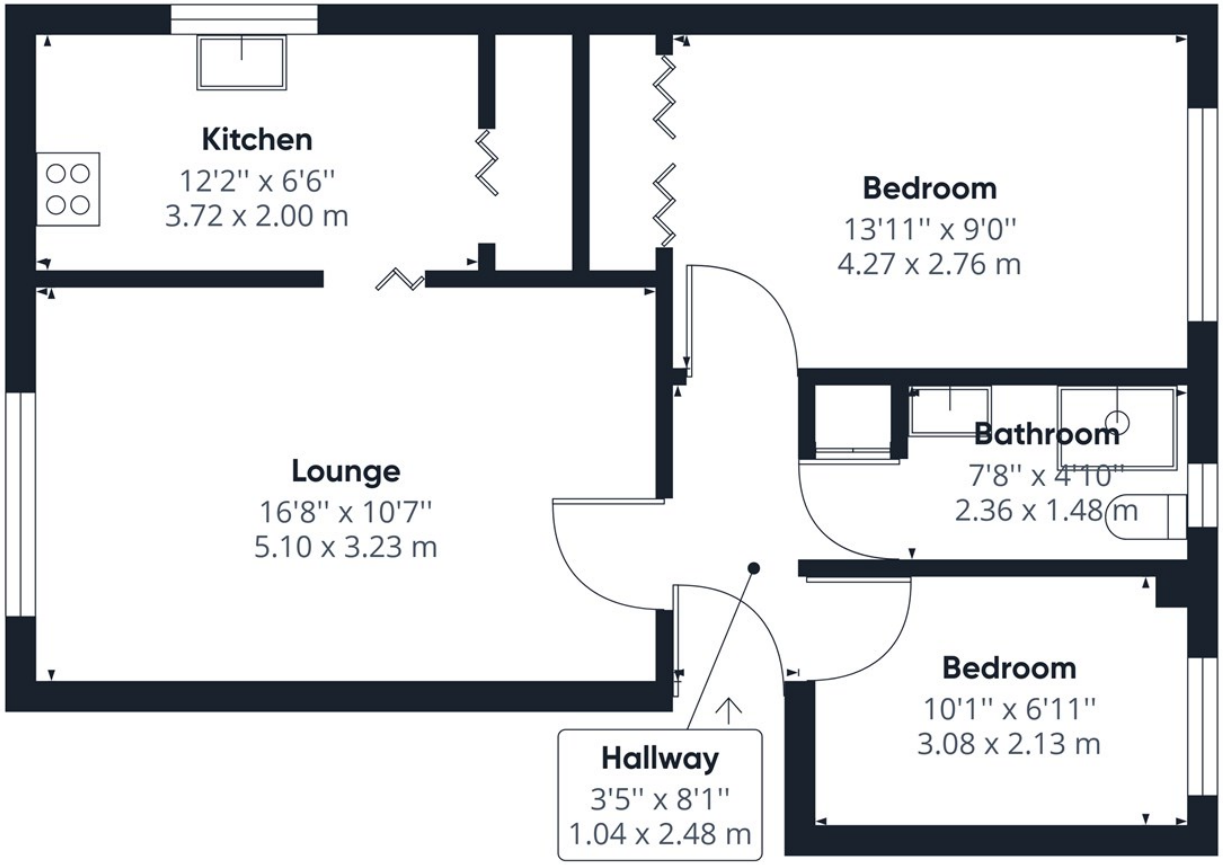








These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



Approximate total area(1)

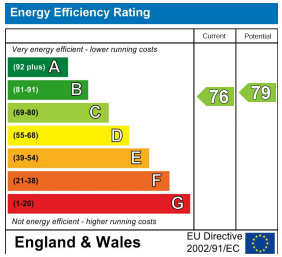
567.42 ft²

52.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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