

# 35 Manor Road - Guide Price £220,000

Brandon IP27 0LG

# shires

Estate & Letting Agents



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# Guide Price £220,000

## The Property

**FANTASTIC OPPORTUNITY!** - Occupying a sought-after position on Manor Road in Brandon, this charming detached two-bedroom bungalow offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Full of character and offering fantastic potential, the property provides spacious and versatile accommodation with scope for cosmetic modernisation to create a wonderful home.

The accommodation comprises two well-proportioned bedrooms and a conveniently positioned bathroom. The property's well-balanced layout provides comfortable living, with plenty of opportunity to personalise to suit your own style.

Externally, the bungalow benefits from ample off-road parking via a private driveway, together with a garage, providing excellent storage and secure parking. The generous plot further enhances the property's appeal, offering a sense of space and privacy.

Ideally located within easy reach of local shops, schools, and everyday amenities, the property combines the convenience of town living with the tranquillity of a well-established residential setting.

**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.

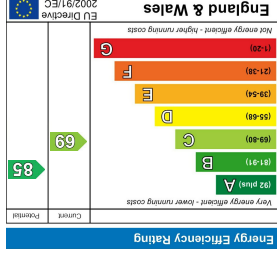
## Features

- DETACHED BUNGALOW
- TWO BEDROOMS
- KITCHEN/DINER
- GENEROUS SIZED CONSERVATORY
- FULL OF POTENTIAL
- GAS CENTRAL HEATING
- CLOSE TO AMENITIES
- FRONT AND REAR GARDEN
- LARGE DRIVEWAY & GARAGE
- 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.



What every agent has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, doors and any other items are applicable and no exception is made for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given. (Made with Magicplan ©2020)

GROUND FLOOR  
63.9 sq.m. (687 sq.ft.) approx.



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