

73 Queens Road - £190,000

BRANDON Suffolk IP27 0JN

chilterns

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

£190,000

The Property

A well presented two bedroom terraced bungalow in a pleasant cul-de-sac location on the Western side of this popular Suffolk market town which benefits from Upvc double glazing as well as gas fired central heating. Viewings recommended.

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

This well presented two bedroom terraced bungalow is situated on a popular development of similar properties and enjoys a pleasant position at the end of a cul-de-sac.

The bungalow has been improved and updated in recent years and benefits from a modern fitted kitchen with integrated oven and hob and an upgraded shower room as well as Upvc sealed unit double glazing (some with fitted blinds) throughout and gas fired central heating via modern combi boiler. The property has an enclosed rear garden that enjoys a southerly aspect.

The sale of this property offers purchasers a great opportunity to buy a well presented bungalow in this well served town and for those purchasers seeking a 'Chain Free' home ready to move into, 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.

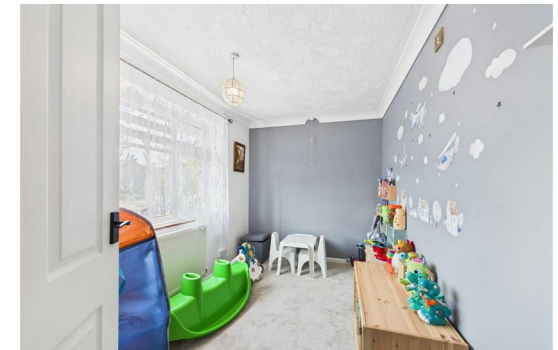
**UPVC SEALED UNIT DOUBLE GLAZED
ENTRANCE DOOR**

ENTRANCE HALL

Radiator; access to loft space; fitted carpet.

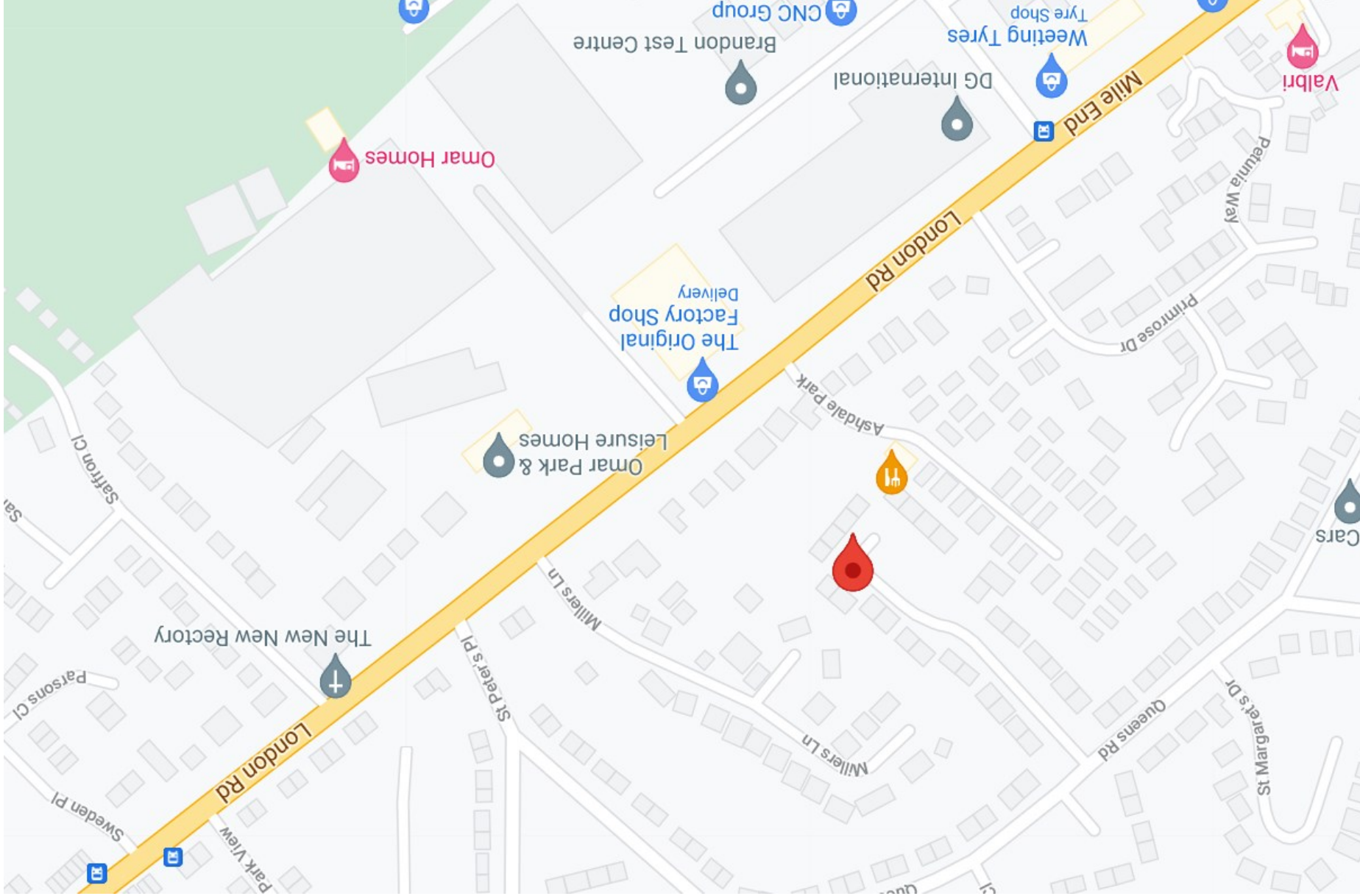
Features

- 2-BEDROOM TERRACE BUNGALOW
- ATTRACTIVE ENCLOSED GARDENS
- GAS FIRED CENTRAL HEATING
- CUL-DE-SAC LOCATION
- WELL PRESENTED
- INTEGRATED OVEN & HOB
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- VIEWING RECOMMENDED
- NO CHAIN





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.



Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Net energy efficient - lower running costs	
A	(92 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Net energy efficient - higher running costs	
66	
86	