



# Thetford Road

Brandon, IP27

Offers in excess of £200,000

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## Description

**DEVELOPMENT OPPORTUNITY!** Detached bungalow situated on **LARGE PLOT!**

Located on Thetford Road in the charming town of Brandon, this detached bungalow presents an excellent opportunity for those seeking a spacious and versatile home. Boasting three well-proportioned bedrooms and two inviting reception rooms, this property is perfect for families or individuals looking for a comfortable living space.

Of non-standard construction, this prefabricated bungalow is enhanced by a sturdy brick skin and a classic tile roof, providing both character and durability. The property sits on a large plot, offering significant development potential for those with an eye for expansion or improvement.

One of the standout features of this home is the ample parking space available making it ideal for families or those with multiple cars. There is also a single garage. Additionally, the property is located in close proximity to Brandon town centre, allowing for easy access to local amenities, shops, and services.

Importantly, this bungalow is offered with no onward chain, providing a smooth and straightforward purchasing process. Whether you are looking to settle down in a peaceful area or seeking a project with potential, this property on Thetford Road is certainly worth considering. Embrace the opportunity to make this bungalow your own and enjoy the benefits of a lovely home in a convenient location.

## Measurements

Entrance Hall

Lounge - 18' 4" x 10' 5"

Kitchen - 12' 5" x 9' 7"

Garden Room/ Utility - 16' 6" x 6' 2"

Bedroom 1 - 10' 4" x 10' 3" to front of wardrobe

Bedroom 2 - 11' 10" x 8' 11" to front of wardrobe

Bedroom 3/ Diner - 11' 7" x 9' 6"

Shower Room - 6' 10" x 4' 6"

Separate W.C

## Agents Note

The plan included in this listing is not an accurate boundary plan and is given for an indication of plot location and size only.

The vendor of this property is related to a Director of Molyneux Estate Agents.

Council Tax band - B

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

Tel: 01842 818282



The Buyer is advised to obtain verification of the tenure from their Solicitor.

The agent has not reviewed the title documents for this property.







## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.