



**Rowan Drive, Brandon, IP27 0HJ**

**welcome to**

## **Rowan Drive, Brandon**

POPULAR ROWAN DRIVE LOCATION! This WELL PRESENTED two bedroom bungalow offers a BRIGHT LIVING ROOM, kitchen and CONSERVATORY and a WELL KEPT GARDEN. Ideally positioned within easy walking distance of SHOPS, SCHOOLS, the town centre and TRAIN LINKS TO Cambridge & Norwich!

### **Summary**

Found in the ever popular Rowan Drive within Brandon, this well regarded residential area is within easy walking distance of local supermarkets, primary and secondary schools, the town centre and main train links to both Cambridge and Norwich, making this terraced bungalow a fantastic purchase.

Having been well cared for by the current owner, the accommodation on offer is bright, versatile and well proportioned throughout.

Sitting back from the road, the property enjoys a pleasant front garden leading to the entrance. Inside, a welcoming hallway provides access to the accommodation, including a bright living room to the front aspect which is ideal for both hosting guests and relaxing evenings at home.

There is also a well equipped kitchen which leads through to a conservatory, offering a versatile additional reception space that could be used for dining or simply a place to relax and enjoy the garden views. The property further benefits from two good sized bedrooms and a bathroom, completing the accommodation.

To the rear, the garden has been well cared for and offers both lawn and patio areas, providing a great outdoor space for those who enjoy spending time outside. Early viewing is highly recommended!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, access to the loft space, which is half boarded, built in boiler cupboard and radiator.

#### **Lounge**

With electric fireplace, window to front and radiator.

#### **Kitchen**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and point for electric cooker, space and plumbing for washing machine, space for fridge/freezer, window to rear and door to:

#### **Conservatory**

With door leading out to the rear garden and radiator.

#### **Bedroom One**

With window to rear and radiator.

#### **Bedroom Two**

With window to front and radiator.

#### **Bathroom**

With W.C, wash hand basin with mixer tap over, bath with mixer tap and electric shower attachment over, window to rear and heated towel rail.





### Outside

To the rear of the property, there is an enclosed garden which is largely laid to lawn with a paved patio area and outside tap.

There is also a car port for sheltered off road parking to the rear.



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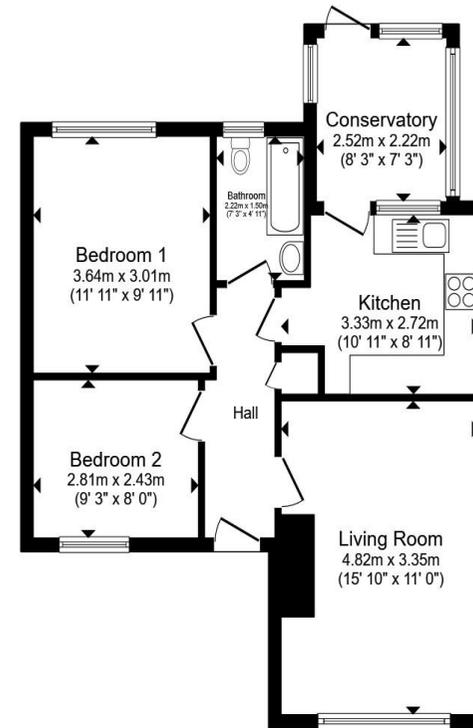
welcome to

## Rowan Drive, Brandon

- Well Presented Terraced Bungalow
- Popular Rowan Drive Location within Brandon
- Easy Access to Train Links to Cambridge and Norwich
- Bright Living Room to Front Aspect
- Conservatory to Rear
- Well Cared for Rear Garden
- Two Good Sized Bedrooms
- Car Port for Sheltered Off Road Parking

Tenure: Freehold EPC Rating: D

# £210,000



Floor Plan

Total floor area 58.6 m<sup>2</sup> (630 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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