

Cherry Tree Close

Brandon, Suffolk, IP27 0AR
£147,500



A well presented modern semi-detached house situated towards the outskirts of the Suffolk market town of Brandon. Benefitting from good sized accommodation including lounge, kitchen/diner and two double bedrooms. Further benefits include allocated parking and viewings are highly recommended.

- Entrance Hall
- Cloakroom
- Lounge
- Kitchen/Diner
- 2 Bedrooms
- Bathroom
- Gas Fired Central Heating
- Upvc Double Glazing
- Allocated Parking
- Gardens

SITUATION & LOCATION

A modern two bedroom semi-detached house situated in a pleasant position towards the outskirts of town and conveniently located close to Thetford Forest.

The property is well presented throughout and enjoys accommodation to include cloakroom, lounge, spacious kitchen/diner, two double bedrooms and bathroom. In addition there is an enclosed rear garden and two allocated parking spaces.

Further benefits include Upvc double glazing and gas fired central heating from a combi boiler. This pleasant house is a great choice for first time buyers and investment purchasers alike and 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.

ENTRANCE HALL

With entrance door; radiator; fitted carpet; staircase to first floor.

LOUNGE

12' 2" x 12' 2" (3.73m x 3.73m) Fitted carpet; radiator; Upvc sealed unit double glazed window.



KITCHEN

11' 7" x 10' 6" (3.54m x 3.22m) Fitted range of matching wall and floor cupboard units with work surfaces over incorporating single drainer stainless steel sink unit; plumbing for automatic washing machine; plumbing for slimline dishwasher; wall mounted Vaillant gas fired combination boiler (serving central heating and domestic hot water); cushion flooring; radiator; Upvc sealed unit double glazed window.



REAR LOBBY

With door to rear garden; radiator; cushion flooring.

CLOAKROOM

With w.c and handbasin; radiator; cushion flooring.

STAIRCASE LEADING FROM ENTRANCE HALL LEADING TO

LANDING

Fitted carpet; airing cupboard; access to loft space.

BEDROOM 1

15' 8" x 9' 5" (4.80m x 2.88m) Fitted carpet; radiator; Upvc sealed unit double glazed window.

**BEDROOM 2**

14' 5" x 8' 2" (4.41m x 2.50m) Fitted carpet; radiator; Upvc sealed unit double glazed window.

**BATHROOM**

7' 1" x 5' 8" (2.16m x 1.75m) White suite comprising panelled bath shower/mixer over, pedestal washbasin and w.c; cushion flooring; Upvc sealed unit double glazed window.

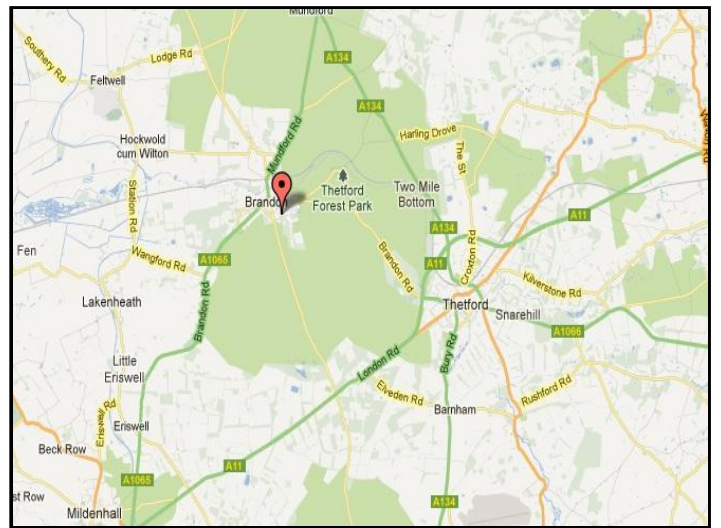
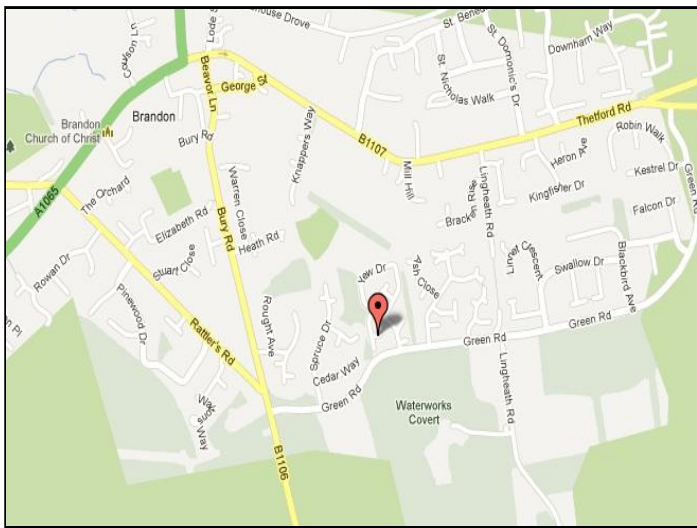
**OUTSIDE**

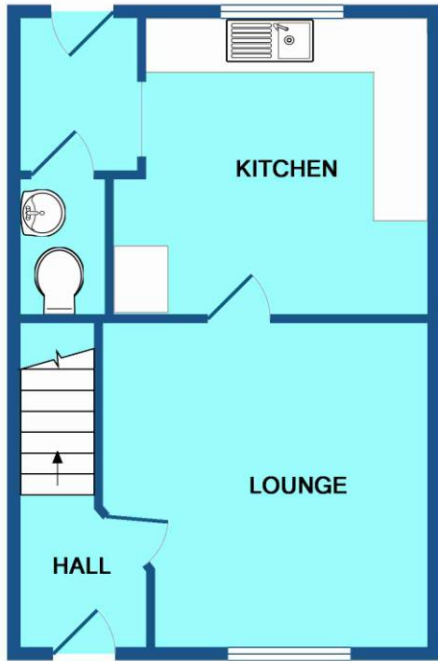
Pleasantly positioned towards the outskirts of town and located conveniently for easy access to Thetford Forest there are two allocated parking spaces to the front within the parking area.

A side gate leads to the rear garden which is enclosed by fencing and partly lawned and is interspersed with a variety of shrubs and bushes with a paved patio area. Within the garden is a timber garden shed.

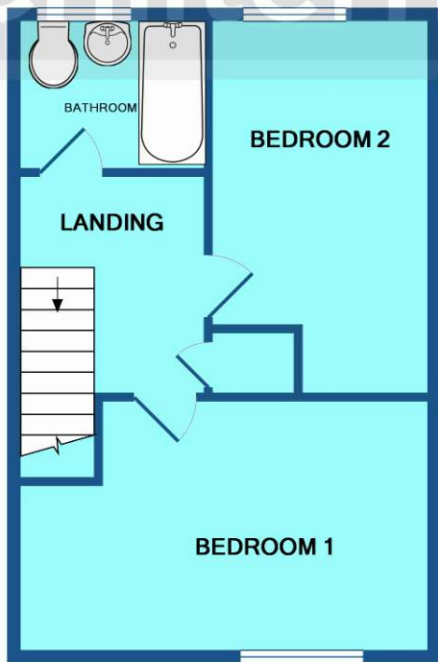


Ask Now For A Free No Obligation Valuation On Your Home!





GROUND FLOOR
 APPROX. FLOOR
 AREA 359 SQ.FT.
 (33.4 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 359 SQ.FT.
 (33.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 719 SQ.FT. (66.8 SQ.M.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Chilterns

Energy Performance Certificate



5, Cherry Tree Close, BRANDON, IP27 0AR

Dwelling type: Semi-detached house
Date of assessment: 24 January 2013
Date of certificate: 24 January 2013

Reference number: 0806-2844-7291-9427-4781
Type of assessment: RdSAP, existing dwelling
Total floor area: 73 m²

Use this document to:

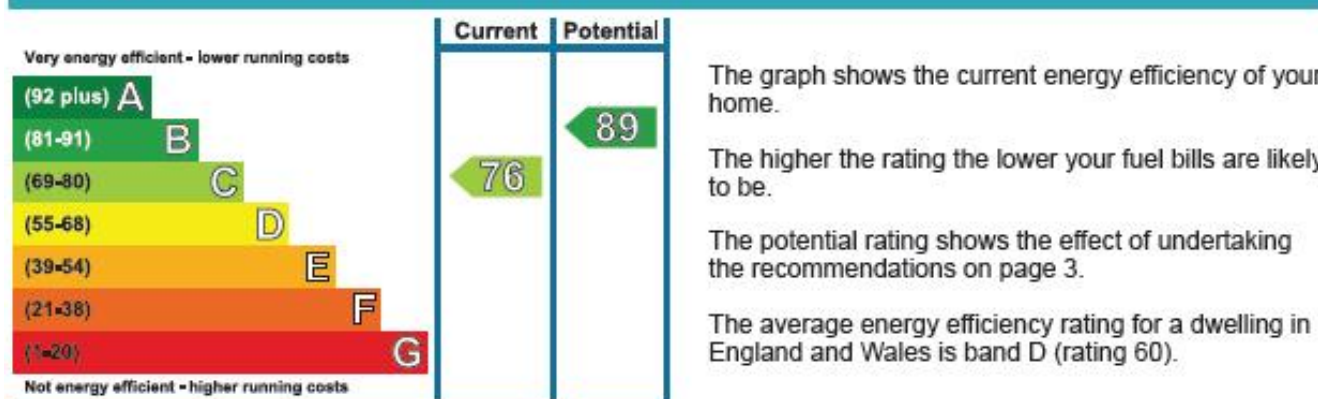
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,428
Over 3 years you could save	£ 120

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 138 over 3 years	
Heating	£ 978 over 3 years	£ 987 over 3 years	
Hot Water	£ 258 over 3 years	£ 183 over 3 years	
Totals	£ 1,428	£ 1,308	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£20	£ 48	
2 Solar water heating	£4,000 - £6,000	£ 75	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 714	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Meet the Brandon team



At Chilterns we believe that customer service is right at the top of our priority list. That's why we have an excellent team of Valuers, Negotiators, Sales & Lettings consultants, all on hand to help you. With a wealth of experience and a professional attitude, Chilterns friendly team are here to support and guide you whatever your property needs. We know how important it is for you to know who you are dealing with, to be able to put a name to a face, and by way of an introduction here is the Chilterns Brandon team.



Yannis Prodromou, Managing Director MNAEA MARLA

Yannis is well known in the area, having worked locally in the industry for over 30 years. He specialises in both sales & lettings, heading a dedicated team of negotiators and property consultants across the Chilterns network of offices. His knowledge and expertise is invaluable within the company and as a senior valuer, he personally carries out open market valuations and appraisals in the Brandon area, offering sound advice and guidance to vendors as part of the selling process.



Elaine Forrester, Senior Negotiator

Elaine has many years of experience in residential sales, having worked for both corporate and independent agents. By combining her experience and skills she is an excellent communicator, dedicated to her clients and customers offering sound advice and guidance with a friendly and positive demeanour. Elaine is passionate when it comes to selling property and vendors can feel confident of her support throughout the selling process.



Andrew Jameson, Office Manager

Andrew is a long standing member of the team. Having joined Chilterns in 1999 he has now worked in the industry for 15 years and has a wealth of experience in both sales and lettings and has built up an enviable reputation as a well respected and attentive property professional. Andrew is a keen sportsman and lives with his family in Brandon and is well known locally.



Emma Harvey, Negotiator

Emma is a long standing and valuable member of the Team. Having worked in each of Chilterns offices over the years, Emma is an all rounder and able to deal with all aspects of sales and lettings. Like all our team, Emma is focused on customer service and professionalism. Having grown up in Brandon, she is very familiar with the town and its' community and is a great asset to Chilterns' Brandon team.



Diane Wren
Accounts Manager



Sue Horrex
Repairs Coordinator



Carol Prodromou
Property Inspector



Karen MacLoughlin
Lettings
Negotiator

Diane, Sue, Carol & Karen and Tracey, are part of our property management team and play an invaluable role in the day to day successful management of our extensive lettings landlord owned portfolio.