



Kestrel Drive, Brandon, IP27 0UA

welcome to

Kestrel Drive, Brandon

CHAIN FREE! A DETACHED BUNGALOW on Brandon's popular BIRDS ESTATE, offering TWO BEDROOMS, driveway & GARAGE, enclosed rear garden and GREAT POTENTIAL to personalise throughout - viewing is a must!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Summary

Situated on the highly sought after Birds Estate in Brandon, this detached bungalow is offered to the market with no onward chain and presents an exciting opportunity for buyers seeking a home they can update, enhance and tailor to their own tastes.

Perfectly positioned within easy reach of Brandon's bustling town centre, supermarkets, schools and excellent transport connections, including direct rail links to Cambridge & Norwich, the property enjoys a location that continues to prove popular with homeowners and investors alike.

Set back from the road behind a charming front garden, the bungalow benefits from a private driveway providing ample off road parking and access to a useful garage, offering additional storage or workshop potential.

Inside, the accommodation offers well proportioned rooms throughout and provides excellent scope for modernisation. A welcoming entrance hall leads through to a bright and spacious living room, where large windows allow natural light to flood the space, creating a warm and inviting atmosphere.

The kitchen offers ample room for appliances and day to day living, while two good sized bedrooms provide comfortable and versatile accommodation. A family bathroom completes the internal layout.

Outside, the enclosed rear garden offers a generous and adaptable outdoor space with plenty of potential for landscaping, entertaining or creating a peaceful retreat to enjoy throughout the seasons.





The Accommodation

Entrance door to:

Entrance Hall

With door to side, access to the loft space, two built in storage cupboards, one housing the boiler, and radiator.

Lounge

With 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 plumbing for washing machine, space for fridge/freezer, space and point for oven with extractor over, door to side, window to side and radiator.

Bedroom One

With window to rear and radiator.

Bedroom Two

With window to rear and radiator.

Bathroom

With W.C, wash hand basin with taps over, bath with mixer tap and shower attachment over, window to front and radiator.

Outside

Front Garden

To the front of the property, there is a garden which is largely shingled for ease of maintenance with a range of mature shrub and floral borders throughout and a driveway to the left hand side, providing ample space for off road parking and access to:

Garage

Rear Garden

To the rear of the property, the enclosed garden is largely paved with further mature shrub and floral borders throughout.

Agents Note

Please note that the sale of this property is subject to Grant of Probate. Please liaise with the Branch regarding any potential timeframes involved.



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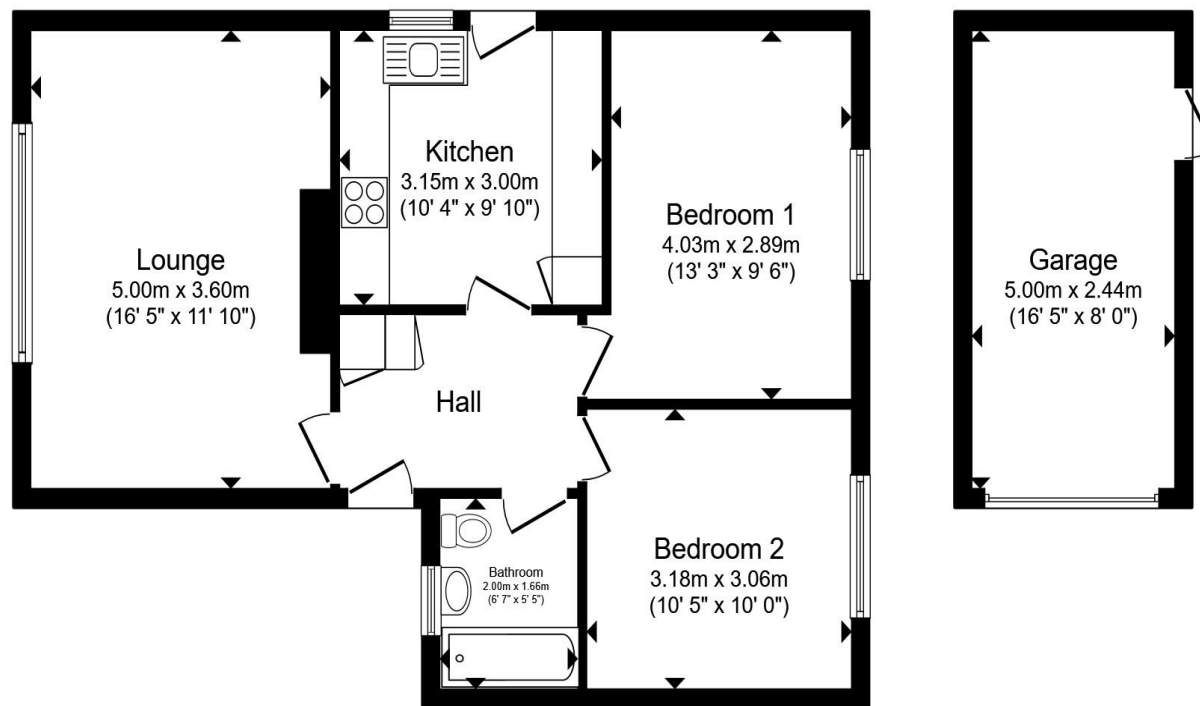
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow on Popular Birds Estate
- No Chain!
- Fantastic Opportunity to Personalise
- Two Good Sized Bedrooms
- Newly Installed Central Heating System & Thermostat

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£160,000



Floor Plan 1

Garage

Total floor area 72.2 m² (777 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



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Property Ref:
BRD111286 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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