



Roebuck Drive

Lakenheath, IP27

Guide price £190,000

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Lakenheath, Brandon, IP27

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Description

Guide Price £190,000 - £200,000.

This well presented, end terraced home offers spacious and versatile accommodation, including two reception rooms, and is conveniently located within a mile of High Street shops and amenities!

Upon entering the property you will find a welcoming entrance porch with ample space to remove coats and shoes.

There is a generous sized lounge, with a window to the front allowing natural light to flood inside, and stairs leading to a first floor landing.

The kitchen/ dining room is fully fitted with a range of wall and base level units, stainless steel sink and drainer, integrated cooker with an extractor hood fitted over, plus ample space for a dining table, fridge freezer, washing machine and slim line dishwasher. There is also an airing cupboard which houses the hot water cylinder.

The downstairs accommodation is concluded by a conservatory, with an external door leading outside to the garden.

Upstairs, the property boasts three well proportioned bedrooms, including two double bedrooms and a single bedroom which would also make a superb study/ home office!

The upstairs accommodation is concluded by the family bathroom, comprising W.C, wash hand basin and bath with shower over.

Outside, the property includes one allocated parking space, immediately beside the house, plus a side access gate leading into a fully enclosed rear garden. The garden is predominantly laid to lawn and includes a useful storage shed.

Measurements

Entrance Porch - 4'9" x 3'00"

Lounge - 16'3" max x 13'11" max

Kitchen/ Dining Room - 16'3" max x 8'6" max

Conservatory

Bedroom - 11'10" max x 9'8" max

Bedroom - 10'2" max x 9'7" max

Bedroom - 7'11" x 7'8"

Family Bathroom - 6'9" x 5'10"

Anti-money Laundering & Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

Council Tax Band - West Suffolk, B.

Molyneux Estate Agents has not tested any fixtures and

Tel: 01638 474164

fittings, services or appliances in this property and cannot guarantee that they are in working order.

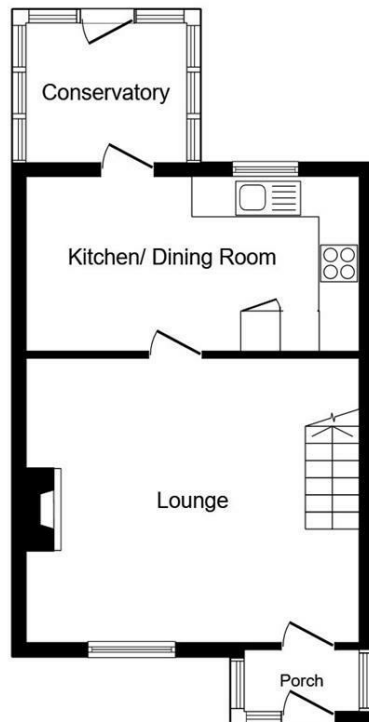
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

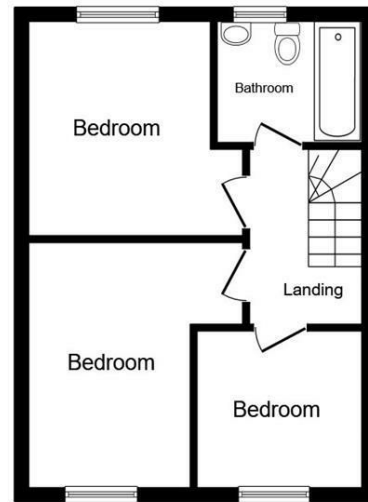
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Ground Floor

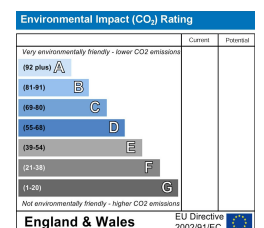
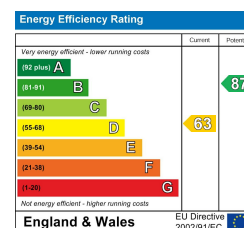


First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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