MOLYNEUX
ESTATE AGENTS



Clunch Close

Lakenheath, IP27

Price £180,000

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Description

Located in Clunch Close, this character home offers a delightful living experience in a cul-de-sac position, just off the High Street in Lakenheath. With its single-storey layout, this property is perfect for those seeking convenience and comfort.

Upon entering, you are greeted by an inviting open plan kitchen and living room area, ideal for both relaxation and entertaining. The inner hall leads to a well-appointed family bathroom and two spacious bedrooms, each featuring built-in wardrobes for ample storage. The master bedroom boasts the added luxury of an ensuite shower room, ensuring privacy and convenience.

The bungalow is equipped with oil-fired central heating, providing warmth and comfort throughout the year. Outside, the garden area is predominantly lawned, featuring a patio, perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Additionally, a carport offers covered, off-street parking for one vehicle, enhancing the property's practicality.

This home is offered with no onward chain, making it an excellent opportunity for first-time buyers, savvy investors, or those looking to downsize for retirement.

With its appealing features and prime location, this bungalow is a must-see for anyone seeking a peaceful yet accessible lifestyle.

Measurements

Kitchen/ Lounge - 22' x 12' 11"

Bedroom 1 - 13' 8" x 12' 11" max

En- Suite Shower Room

Bedroom 2 - 9' 4" x 8' 7"

Bathroom - 9' 4" x 5' 1"

Agents Note

Council Tax Band - B
West Suffolk

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.

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

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. We have partnered with Coadjute who 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.













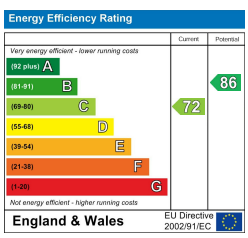


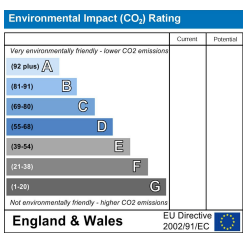
Ground Floor



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