MOLYNEUX
ESTATE AGENTS



Caudle Avenue

Lakenheath, IP27

Offers over £190,000

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Description

This detached bungalow is available with NO ONWARD CHAIN and offers generous and well-proportioned accommodation on the outskirts of a popular Suffolk village. The bungalow has been updated recently to include new flooring throughout as well as a new oil boiler, oil tank and radiator heating system.

Upon entering the bungalow you will find a welcoming entrance hall which includes two useful storage cupboards in addition to a loft access hatch. There is a generous sized lounge/ dining room with French doors overlooking the rear garden as well as a door leading into the fully fitted kitchen. The kitchen offers a range of wall and base level units, 1.5 bowl stainless steel sink and drainer as well as ample space for a cooker, washing machine and fridge freezer.

There is a large conservatory to the side of the property with a front door that opens onto the driveway, a door leading outside to the garden and a rear door into the garage which benefits from power and light and consists of a useful storage space and workshop.

The internal accommodation is concluded by two double bedrooms which both include built in wardrobes, and a shower/ wet room comprising W.C, wash hand basin and a wall mounted electric shower.

Outside there is a front garden laid to lawn plus a driveway which is enclosed by a low level picket fence and a gate. The rear garden includes a large patio which is ideal for seating/ entertaining and is also home to the recently replaced oil tank.

Measurements

Lounge - 19'5" x 10'11"

Kitchen - 10'10" x 10'3"

Conservatory - 23'00" x 7'2"

Bedroom - 12'9" max x 10'11" max

Bedroom - 10'11" x 9'6"

Shower/ Wet Room - 8'2" x 5'5"

Anti-money Laundering (AML) and 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. 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.

Agents Note

Council Tax Band - West Suffolk, B.

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.

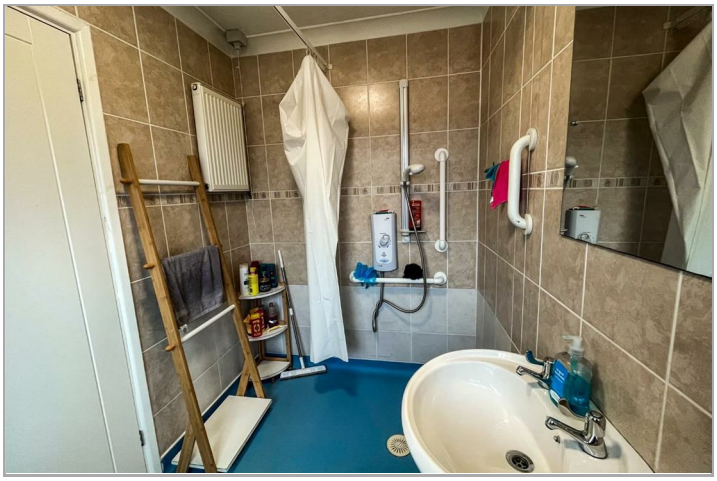
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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





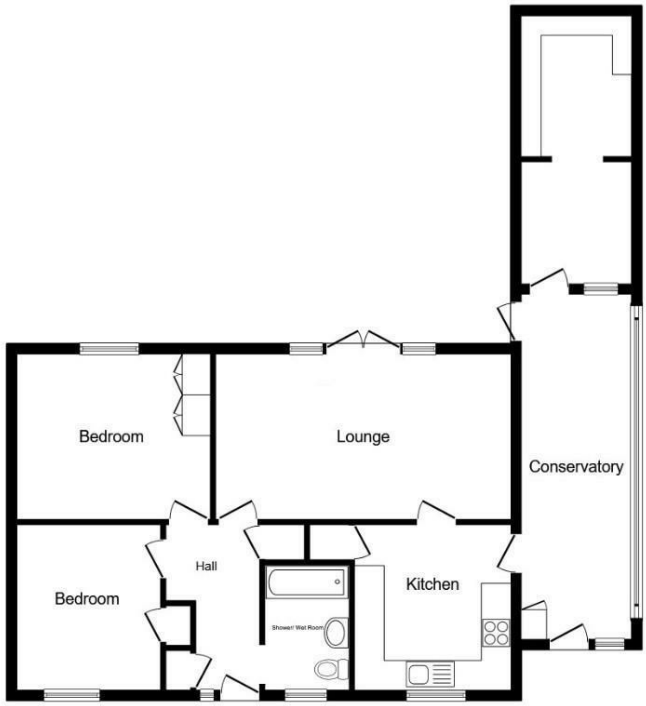








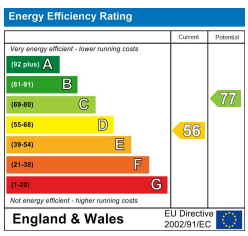


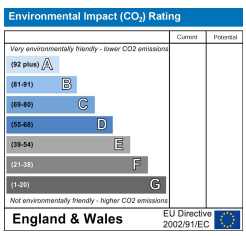


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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