



The Firs

Lakenheath, IP27

Offers over £230,000



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Description

This detached bungalow is available with NO ONWARD CHAIN and presents an EXCELLENT OPPORTUNITY for those seeking a home to make their own, within a sought-after village cul-de-sac location. The property is also a short distance (approx 0.7 miles) from the picturesque Maids Cross Hill Nature Reserve which is ideal for dog walkers, runners etc to enjoy.

The property boasts three well-proportioned bedrooms and would be ideal for first time buyers or those looking to downsize without compromising on space.

The bungalow also features a welcoming lounge, ideal for relaxing or entertaining guests, and a fully fitted kitchen whilst the family bathroom is conveniently located in the centre of the bungalow, serving the needs of the household comfortably.

Outside, the property benefits from a garage in addition to ample off-street parking, accommodating multiple vehicles. There is also a fully enclosed private rear garden which includes a patio area for seating/ entertaining as well as personal door access into the garage.

While the bungalow is in good condition throughout, as well as the garden, this property offers an exciting opportunity to update and personalise the space to suit your tastes and lifestyle.

In summary, this bungalow in Lakenheath offers a wonderful blend of comfort, convenience, and potential. With its desirable location and spacious layout, it is sure to appeal to a variety of buyers looking for the village lifestyle.

Lakenheath is a popular village located between the towns of Brandon (approx 6.1 miles) and Mildenhall (approx 5.4 miles). Only slightly further afield you will reach the historic market town of Bury St Edmunds (approx 15.8 miles) which enjoys a popular market on Wednesday's and Saturday's, a modern shopping complex as well as the stunning Abbey Gardens.

Measurements

Entrance Hall - 13'01" x 5'01"

Lounge - 14'11" max x 11'8" max

Kitchen - 13'6" max x 8'7" max

Bedroom - 10'2" x 9'1"

Bedroom - 12'7" x 8'2"

Bedroom - 10'9" max x 7'00" max

Family Bathroom - 6'7" x 5'6"

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.

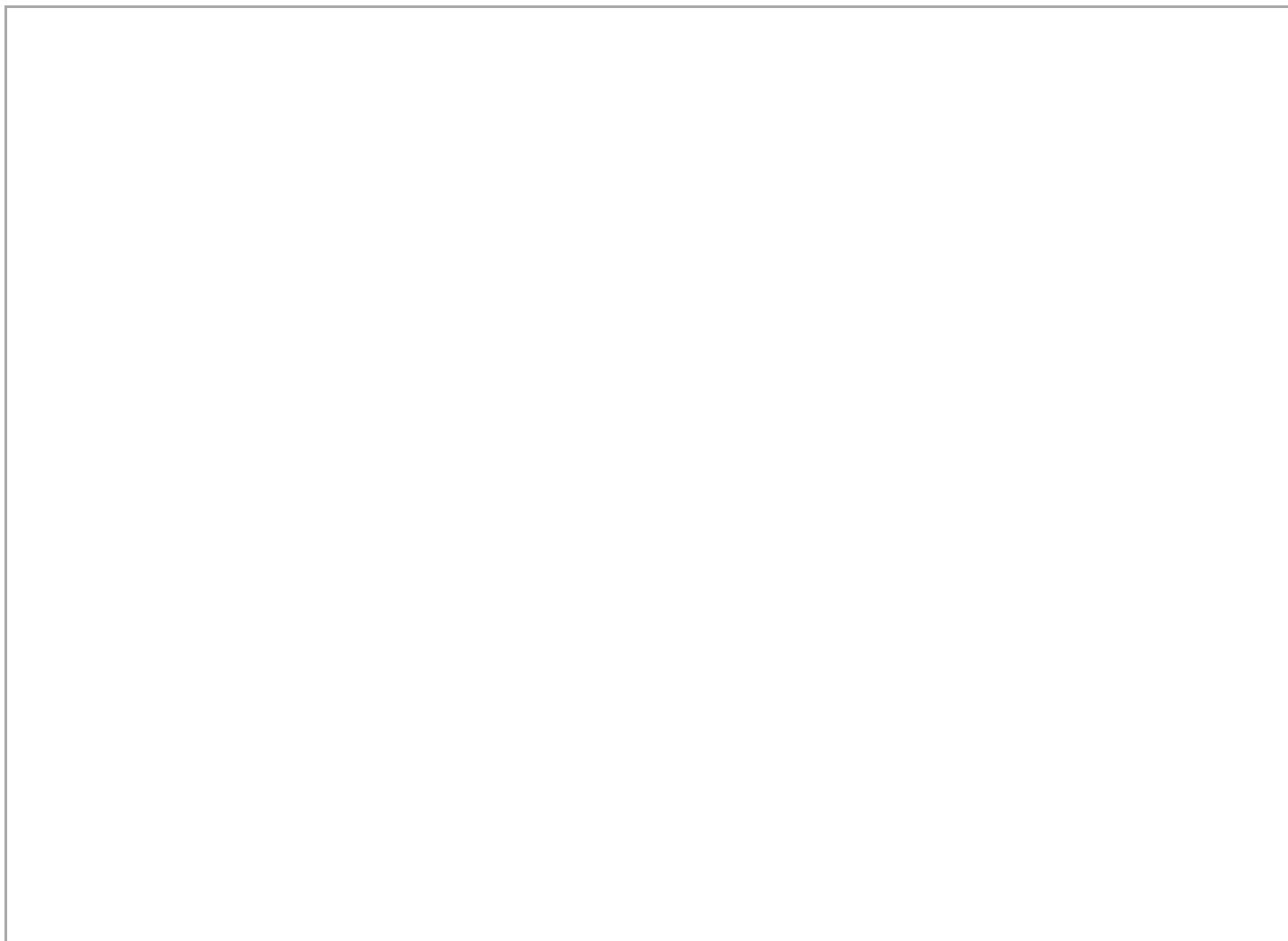
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK