





Offered to the market CHAIN FREE is this spacious and immaculately presented two bedroom bungalow in the heart of Lakenheath village. Benefitting from spacious accommodation, modern kitchen & bathroom, large enclosed rear yard, garage and off road parking.

#### Property Info:

Tenure: Freehold

Parking: Garage & Off Road Parking

Gardens: Rear Garden

Heating: Electric Heating

Doors/windows: Double Glazed

Council tax band: B

EPC rating band: D

The current owner completely refurbishment the home which means this is an ideal Buy To Let or first home. The modern kitchen offers plenty of work and storage space. The same can be said for the bathroom with its bath tub and electric double power shower overhead.

The living room is a good size and there is a large master bedroom and a smaller double bedroom too.

To the rear of the property is a garden with a patio area and turfed garden. There is a garage with power to the side of the property and a workshop behind.

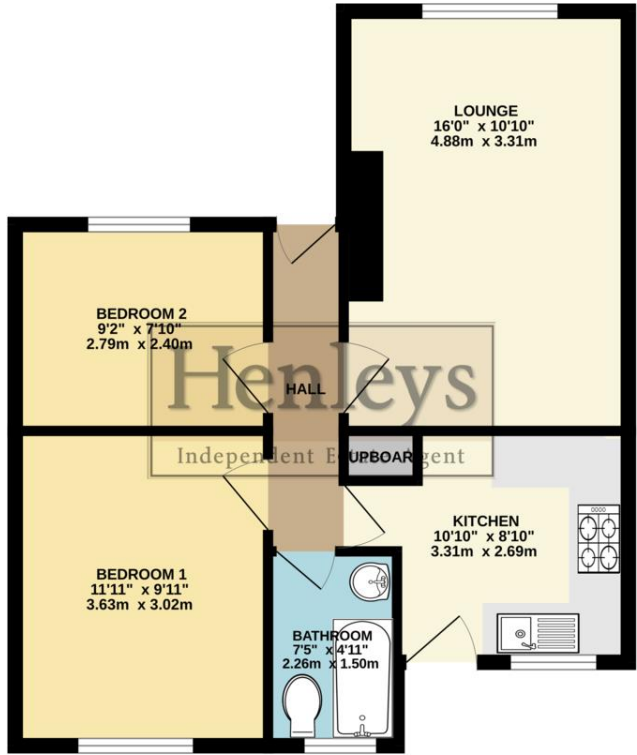
#### AGENT NOTES

We would expect the home to rent for £1200 - £1250 PCM. This would be a yield of 6.82 %.





GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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