



Cemetery Road

Lakenheath, IP27

Price £170,000

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Description

This charming CHARACTER COTTAGE is located within the pleasant village of Lakenheath and situated within CLOSE PROXIMITY (approx 0.4 miles) of its High Street shops and amenities.

Downstairs the property comprises a welcoming entrance porch providing space to remove coats and shoes, leading into the generous sized lounge with an attractive feature fireplace housing the multifuel burner. There is a SEPARATE DINING ROOM, with stairs to first floor landing, which benefits from a useful understairs storage cupboard.

The downstairs accommodation is concluded with a well presented galley kitchen which offers a range of wall and base level units, INTEGRATED cooker, electric hob with extractor hood over as well as space for fridge freezer. There is also a RECENTLY FITTED downstairs cloakroom W.C.

Upstairs there are TWO DOUBLE BEDROOMS as well as a MODERN family shower room which comprises W.C, wash hand basin, storage cupboards as well as a walk in shower cubicle.

Outside there is a driveway providing OFF STREET PARKING, small front garden which is predominantly laid to lawn, and a concrete courtyard style garden with timber storage shed as well as hot tub (which will not be included in the sale) covered by a timber shelter.

This property is served by electric heating.

Measurements

Entrance Porch - 4'05" x 4'00"

Lounge - 17'05" max x 11'00" max

Dining Room - 12'10" x 7'01"

Kitchen - 16'03" x 7'04"

Cloakroom W.C - 7'07" x 3'02"

Bedroom - 11'06" max x 9'00" max

Bedroom - 11'07" max x 8'07" max

Family Shower Room - 12'00" max x 7'03" max

Agents Note

Water supply for 15a Cemetery Road passes through this property, which means it is not currently on a Water meter.

Council Tax Band - 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.

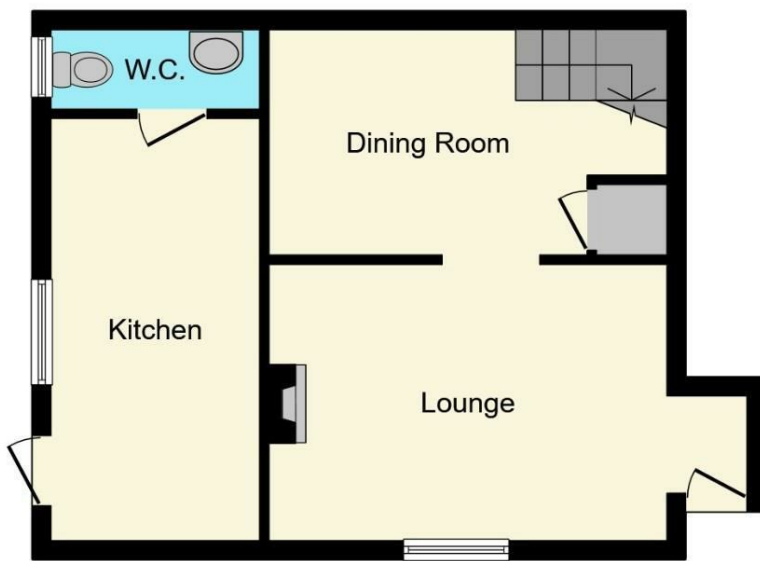
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

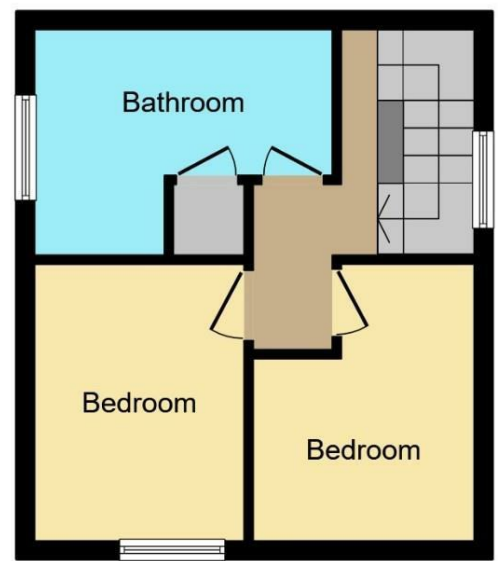
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor

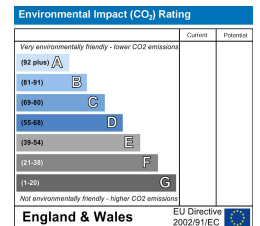
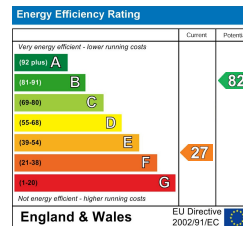


First Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Viewing

Please contact our Brandon Office on 01842 818282 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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