



Olive Close

Raf Lakenheath, IP27

Offers in the region of £230,000

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Description

This property is located in the popular LORDS WALK development and would be ideal for FIRST TIME BUYERS or INVESTMENT as a rental opportunity to personnel from the local USAF base. The house boasts an ENERGY EFFICIENT 'B' rated EPC and benefits from solar panels to the front and rear roof, upgraded windows and external doors as well as a modern electric air source heating system.

Downstairs, the property comprises of a spacious OPEN PLAN lounge/ dining room with understairs storage and a patio door leading to the rear garden. There is also a coat cupboard in addition to the fully fitted CONTEMPORARY kitchen which includes a range of wall and base level units, stainless steel sink unit, INTEGRATED dishwasher and cooker with electric hob and extractor hood over as well as space for a fridge freezer, washing machine and tumble drier.

Upstairs there is a MODERN family bathroom with W.C, wash hand basin, heated towel rail and bath with shower attachment over. There are TWO DOUBLE BEDROOMS, both of which benefit from BUILT IN storage. The master bedroom enjoys a double cupboard and WALK IN wardrobe as well as a useful storage room to the front which can be used as a STUDY or DRESSING ROOM for example.

Outside there is a double length driveway providing off street parking for two cars, as well as a fully enclosed rear garden which includes a decking area that would be ideal for seating/ entertaining whilst the remainder is laid to lawn. The air source heat pump is also located within the rear garden and serves an electric air source heating system.

Measurements

Lounge - 18'11" max x 10'3" max

Dining Room - 10'11" x 8'4"

Kitchen - 10'4" x 10'2"

Bedroom - 14'00" x 9'1"

Study/ Storage Room - 7'11" max x 6'3" max, sloped ceiling restricts head height as max measurement

Bedroom - 12'00" x 10'10"

Family Bathroom - 7'00" x 5'8"

Agents Note

Council Tax Band - West Suffolk, A.

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.

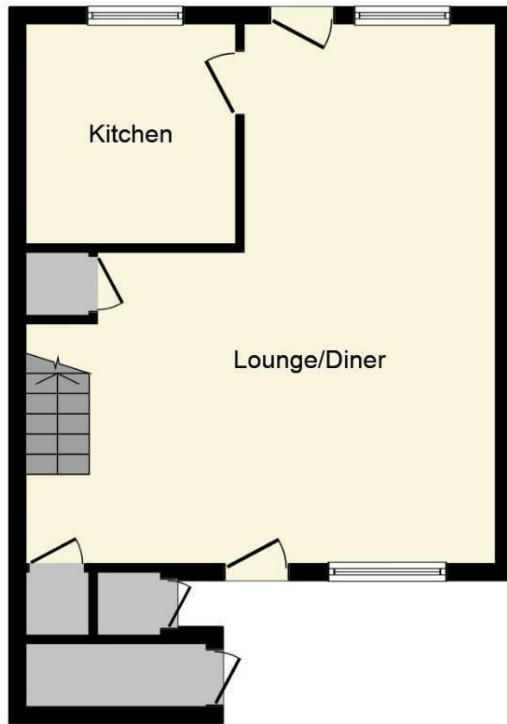
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

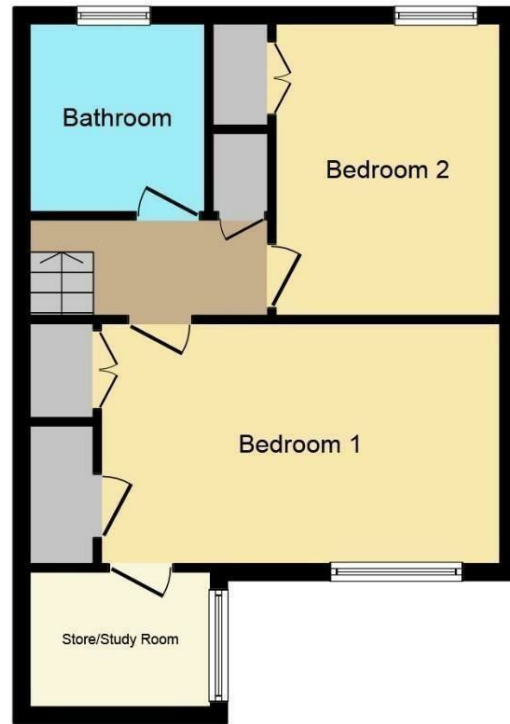
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(89-91)	C		
(85-88)	D		
(82-84)	E		
(78-81)	F		
(75-77)	G		
Not energy efficient - higher running costs			
		82	86

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(92 plus)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
(1-20)			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC

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

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