



Amis Court

, IP27

Price £190,000

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, Lakenheath, IP27

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Description

NO ONWARD CHAIN! Molyneux Estate Agents are excited to offer this well presented end of terrace home, found within the sought after village of Lakenheath.

The property boasts replacement sealed unit UPVC windows and doors throughout, and has gel filled electric radiators.

The internal accommodation is accessed via a welcoming entrance hall, which opens in to the lounge. The lounge has a window to the front aspect, as well as stairs leading to the first landing, with a recess under the stairs. The lounge leads to the kitchen/ breakfast room at the rear of the home, which has both a window and French doors opening to the back garden. The kitchen has been recently refitted, to include a range of wall and base units with worktop over, there is an inset stainless steel sink and drainer, plus space for a cooker, fridge-freezer and washing machine. There is an extractor fitted above the cooker space.

Once upstairs the landing, which has a built in storage cupboard and ceiling hatch for loft access, opens to the two bedrooms and family bathroom. The master bedroom is to the front of the home with a window to the front aspect, and a built in wardrobe, whilst the second bedroom has a garden looking over the rear garden. The family bathroom completes the accommodation, and is a modern suite comprising bath with electric shower over, W.C, wash hand basin and a misted window to the rear.

The rear garden is laid to lawn with a small patio area just outside of the French doors. To the front of the home is off street parking for two cars side by side.

An internal viewing comes highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

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Measurements

Entrance Hall

Lounge - 12' 8" max x 12" 4"

Kitchen/ Breakfast Room - 12' 8" x 10'

Stairs to first floor landing

Bedroom 1 - 11' 7" x 9' 8"

Bedroom 2 - 11' 1" x 6' 4"

Bathroom - 7' 11" max x 6' 2" max

Council Tax Band - 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 to discuss.

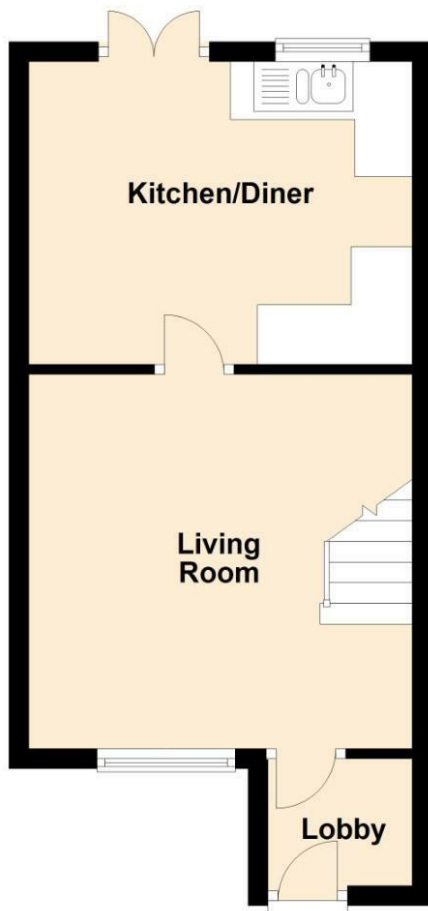
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

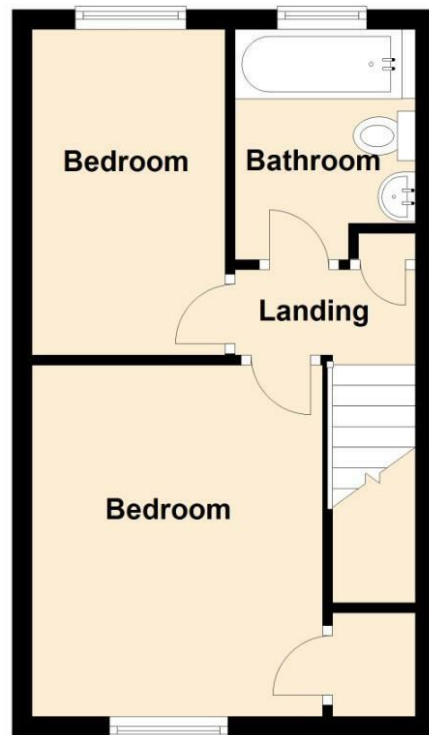




Ground Floor

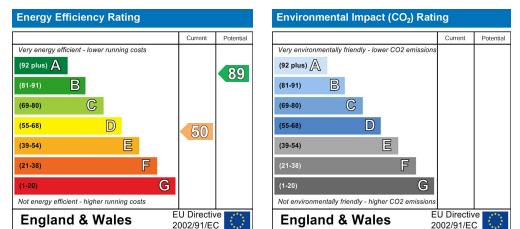


First Floor



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

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