



High Street

Lakenheath, IP27

Price £260,000

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Description

Offered to the market with NO ONWARD CHAIN is this semi-detached cottage found in the heart of Lakenheath, a Suffolk village located between Brandon and Mildenhall.

The accommodation is found over two floors, with the ground-floor comprising a spacious lounge and dining room, kitchen and utility, plus a useful W.C. Upstairs there are four bedrooms as well as the family bathroom.

Attractive character features can be found throughout, to include exposed beams, as well as a brick fireplace in the lounge. The home is warmed by an oil fired central heating system, with the boiler found in the utility room.

The generous rear garden is predominantly lawned, whilst a garage and driveway are accessed from the rear.

An internal viewing is now available, contact Molyneux Estate Agents to arrange.

Measurements

Lounge - 16' 7" x 15' 5" max

Dining Room - 12' 9" x 12' 6"

Kitchen/ Breakfast Room - 15' 9" x 9' 3"

Utility - 11' 10" x 8' 3"

Cloakroom/ W.C

Stairs to first floor landing

Bedroom 1 - 11' 10" x 8' 11"

Bedroom 2 - 9' 8" x 9' 5"

Bedroom 3 - 10' x 6' 7"

Bedroom 4 - 9' 1" max x 7' 4"

Bathroom - 6' 6" x 5' 6"

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.

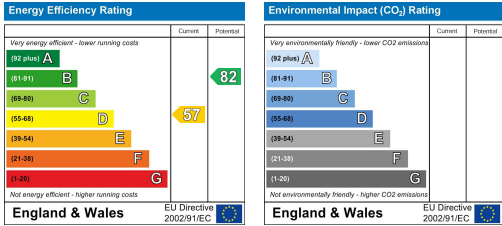




TOTAL FLOOR AREA: 111.3 sq.m. (1198 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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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.