



# Church Farm Way

Lakenheath, IP27

Price £220,000

3 2 1 C



# Church Farm Way

Lakenheath, Brandon, IP27

Price £220,000



## Description

This THREE BEDROOM property is located within close proximity to High Street amenities as well as the nearby USAF air base and enjoys pleasant VILLAGE LOCATION.

Downstairs the house comprises a welcoming entrance hall, cloakroom W.C, generous lounge with doors leading into the rear garden in addition to a KITCHEN/ DINER and separate UTILITY ROOM. The kitchen offers a range of wall and base level units, stainless steel sink unit, storage cupboard, INTEGRATED cooker, hob and extractor hood over as well as space for washing machine, dishwasher and fridge freezer. In addition, the UTILITY ROOM provides further wall and base level units as well as a stainless steel sink unit.

Upstairs there are THREE BEDROOMS including an EN SUITE shower room to the master bedroom comprising W.C, wash hand basin and shower cubicle. There is also a FAMILY BATHROOM which offers W.C, wash hand basin, bath and shower over.

Outside the property benefits from off street parking as well as an enclosed rear garden. The rear garden is a combination of patio, shingle and lawn and also houses the oil tank which serves the oil fired central heating system.

## Measurements

Cloakroom - 5'09" x 4'02"

Lounge - 21'07" x 11'09"

Kitchen/ Breakfast Room - 17'00" max x 14'02" max

Utility Room - 6'05" x 5'09"

Bedroom - 18'11" max x 10'09" max

En Suite Shower Room - 9'00" x 3'07"

Bedroom - 10'06" x 11'09"

Bedroom - 10'08" x 8'05"

Family Bathroom - 8'05" x 5'06"

## Agents Note

Photographs taken prior to current tenant moving in. There is a management fee of approx £47pcm which is payable to Church Farm Estate Management.

Council Tax Band - C.

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.

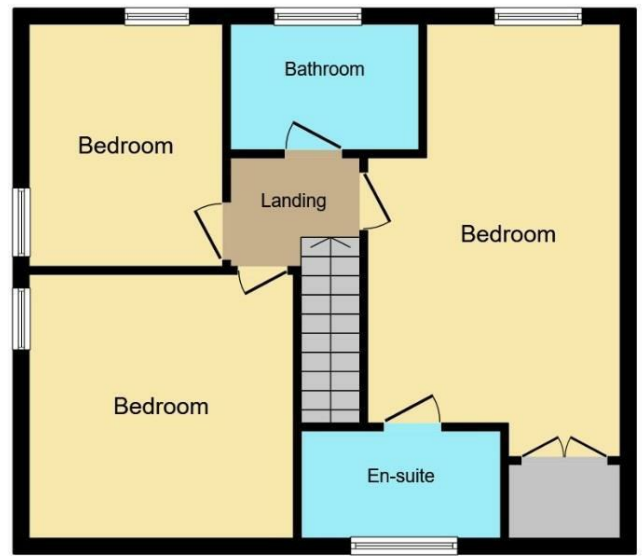
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





**Ground Floor**

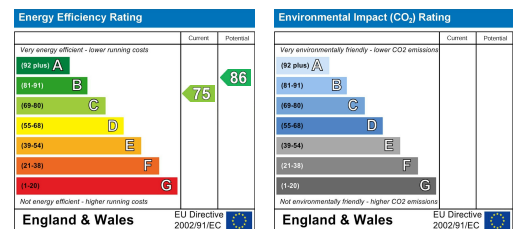


**First Floor**

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

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK