



**Lancewood Walk, RAF Lakenheath, Brandon, IP27 9QU**

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## **Lancewood Walk, RAF Lakenheath, Brandon**

Attention Investors! Being sold with happy tenants already in situ, bringing in a great rental yield, this mid-terraced Lord's Walk home would make for a great investment! Offering two double bedrooms, with a handy nursery/study off the master, spacious rooms & plenty of parking!

### **Summary**

This well presented and modern two bedroom mid-terraced house on the extremely sought after Lords Walk development would make for a great investment! Being on the doorstep of the RAF Lakenheath base and within touching distance of local amenities and the local market town of Brandon, where you will find a further array of amenities, this style of home is extremely popular with USAF personnel so would make for a great rental investment!

To the front, the property offers a good sized, lawned garden and a handy external storage shed. Inside, the home expands out and offers a great, open plan living/dining room, which offers great space for entertaining and a kitchen, with space for plenty of appliances. Upstairs, there are two double bedrooms, both of which have plenty of integrated storage, a handy nursery/study/dressing room off of the master, which would lend itself perfectly to being a home office, nursery or walk-in wardrobe, and a family bathroom.

To the rear, an enclosed garden greets you and offers a great versatile space which could suit a wide range of needs.

### **The Accommodation**

Entrance door to:

#### **Living Area**

10' 3" x 18' 11" max. ( 3.12m x 5.77m max. )

With door and window to front, stairs to the first floor landing with under stairs storage cupboard, further built in storage cupboard and radiator.

#### **Dining Area**

10' 4" x 8' 6" ( 3.15m x 2.59m )

With built in storage cupboard, door and window to rear and radiator.

#### **Kitchen**

10' 6" max. x 10' 1" ( 3.20m max. x 3.07m )

With a range of fitted wall and base units with work surface over, sink unit with mixer tap over, space and point for electric oven with cooker hood over, space and plumbing for washing machine, space for tumble dryer, window to rear and radiator.

#### **First Floor Landing**

With access to the loft space and built in airing cupboard.

#### **Bedroom One**

14' 1" max. x 9' ( 4.29m max. x 2.74m )

With built in wardrobe and cupboard, window to front, radiator and door to:

#### **Study / Nursery**

6' 2" x 7' 2" ( 1.88m x 2.18m )

With some restricted head height and window to side.

#### **Bedroom Two**

12' 1" x 10' 9" ( 3.68m x 3.28m )

With built in wardrobe, window to rear and radiator.





### **Bathroom**

With W.C, wash hand basin with mixer tap over, bath unit with mixer tap and shower attachment over, window to rear and radiator.

### **Outside**

#### **Front Garden**

To the front of the property is a lawned garden with a concrete driveway, creating plenty of off road parking, and an external storage shed.

#### **Rear Garden**

To the rear, the garden is fully enclosed and is mainly laid to lawn with a timber decked area.



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## Lancewood Walk, RAF Lakenheath, Brandon

- Attention Investors!
- Being Sold with Tenants Already in Situ
- Two Double Bedrooms
- Handy Study/Nursery off the Master
- On the Doorstep of RAF Lakenheath
- Plenty of Off Road Parking
- An Abundance of Integrated Storage
- Chain Free!

Tenure: Freehold EPC Rating: E

**£210,000**



**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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