



Amis Court, Lakenheath, Brandon, IP27 9AN

welcome to

Amis Court, Lakenheath, Brandon

Sold with no chain! A well-positioned two-bed end-terrace in Lakenheath, with a living room, kitchen/diner, & family bathroom, plus a lawned rear garden and two off-road parking spaces. A fantastic first-time buy or investment opportunity!

Summary

Located in the popular Suffolk village of Lakenheath, this end-terraced home is perfectly positioned with local amenities on the doorstep and excellent transport links, including a main train line in nearby Brandon offering direct routes to Cambridge and Norwich. Whether you're a first-time buyer or an investor, this property presents a fantastic opportunity.

Inside, the layout is practical and well-proportioned. The living room to the front provides a cosy retreat, while the kitchen/diner at the rear offers a sociable space for meals and gatherings. Upstairs, two good-sized bedrooms are served by a family bathroom, making this a comfortable and functional home.

Step outside, and you'll find a lawned rear garden - a versatile outdoor space with plenty of potential to make your own, whether for relaxing, gardening, or entertaining. With its convenient location, practical living spaces, and great investment potential, this home is not to be missed!

The Accommodation

Entrance door to:

Entrance Porch

With door to front and door to:

Living Room

12' 4" x 12' 8" max. (3.76m x 3.86m max.)

With window to front and stairs to the first floor landing.

Kitchen / Diner

10' max. x 12' 8" (3.05m max. x 3.86m)

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, space and plumbing for washing machine, space and point for electric oven, space for fridge/freezer, door to rear garden and window to rear.

First Floor Landing

Bedroom One

9' 8" x 11' 7" (2.95m x 3.53m)

With built in storage cupboard, window to front and electric heater.

Bedroom Two

11' 1" x 6' 4" (3.38m x 1.93m)

With window to rear and electric heater.

Bathroom

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

Outside

To the rear of the property, the garden is enclosed and is largely laid to lawn with a paved patio area.





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Amis Court, Lakenheath, Brandon

- End-Terraced Home in Popular Lakenheath Village, Sold with No Chain!
- Great Location, Close to Amenities & Transport Links
- Living Room to the Front for Cosy Relaxation
- Kitchen/Diner to the Rear - Ideal for Mealtimes and Entertaining
- Two Good Sized Bedrooms & Family Bathroom
- Lawned Rear Garden with Plenty of Scope and Two Off-Road Parking Spaces
- Short Commute to Brandon's Train Station with Links to Cambridge & Norwich
- Fantastic First Time Buy or Investment Opportunity

Tenure: Freehold EPC Rating: E

Guide Price

£150,000



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

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