



Wingfield Road, Lakenheath, Brandon, IP27 9HR

welcome to

Wingfield Road, Lakenheath Brandon

In need of modernisation, this detached two/three bedroom bungalow sits on a corner position towards the end of a cul de sac! With a well proportioned plot, converted garage, there is PLENTY OF SCOPE FOR FURTHER IMPROVEMENT! Chain Free!



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

The Accommodation

Entrance door to:

Entrance Hall

Living Room

15' x 12' 2" (4.57m x 3.71m)

Window to front aspect, electric radiator, open fireplace.

Dining Room / Bedroom Three

16' 8" x 8' 10" (5.08m x 2.69m)

Garage conversion, window to front aspect, consumer unit.

Kitchen

12' 10" max. x 10' 4" (3.91m max. x 3.15m)

Window to rear aspect, wall and base units, plumbing for washing machine, two storage cupboards, sink and drainer unit.

Bedroom One

12' 5" x 10' 2" (3.78m x 3.10m)

Window to front aspect, electric radiator.

Bedroom Two

10' 11" x 10' 1" (3.33m x 3.07m)

Window to rear aspect, electric radiator.

Bathroom

Window to rear aspect, bath with shower over, WC, wash hand basin.

Boot Room

9' x 6' 8" (2.74m x 2.03m)

Door to garden, access to bedroom/dining room.

Outside

The property has ample off road parking, with a privacy hedge to the side. The rear garden is enclosed with a gate to the rear boundary. There is a patio seating area along with a garden laid to lawn with various plants and shrubs.



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Wingfield Road, Lakenheath, Brandon

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow
- Two/Three Bedrooms
- Expansive Corner Plot
- In Need of Modernisation Throughout
- Sold with No Chain!

Tenure: Freehold EPC Rating: E

guide price

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRD111032 - 0001

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