









welcome to

Maple Close, RAF Lakenheath, BRANDON

an immaculately presented & modernised 2 bedroom end of terrace house offering circa 950 sq ft of accommodation plus front & rear gardens & driveway for 2 cars. The property benefits from being offered with NO ONWARD CHAIN & would be ideal for a first time buyer or buy to let investment.

The Accommodation

Entrance Hall

Living/Dining Room

21' 2" max x 18' 10" max (6.45m max x 5.74m max)

Kitchen

10' 4" x 10' 1" (3.15m x 3.07m)

First Floor Landing

Bedroom 1

14' x 9' (4.27m x 2.74m)

Study/Dressing Room

7' 4" max x 6' 4" max (2.24m max x 1.93m max)

Bedroom 2

12' 1" x 10' 10" (3.68m x 3.30m)

Bathroom

7' x 5' 8" (2.13m x 1.73m)

Outside Driveway For 2 Cars Front & Rear Enclosed Gardens



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





welcome to Maple Close, **RAF Lakenheath, BRANDON**

- 2 Bedroom End of Terrace House
- Circa 950 Sq Ft
- No Onward Chain
- **Modernised Throughout**
- Rental Potential: £1250pcm

Tenure: Freehold EPC Rating: D

guide price

£230,000



view this property online williamhbrown.co.uk/Property/MDH107757



Property Ref: MDH107757 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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