



Oak Lane, RAF Lakenheath IP27 9RJ

welcome to

Oak Lane, RAF Lakenheath

A very well presented mid-terrace property located within a popular residential area with two bedrooms, dressing room, and updated kitchen and bathroom. Offered to the market with no onward chain.

Entrance Porch

With door to:

Lounge/Dining Area

21' 1" max x 18' 10" max (6.43m max x 5.74m max)

With two radiators, stairs leading to first floor, double glazed window to front aspect, double glazed double doors to rear garden and door to:

Kitchen

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

Fitted with a modern range of base units and drawers, matching wall units, inset sink and drainer unit, built in under oven with hob and extractor hood over, space and plumbing for washing machine, integrated dishwasher, radiator, spot lighting and double glazed window to rear aspect.





First Floor Landing

With storage cupboard and doors to:

Bedroom 1

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

With radiator, large storage cupboard, built in wardrobe, double glazed window to front aspect and door to:

Dressing Room

7' 10" max x 6' 4" max (2.39m max x 1.93m max)

With sloping ceiling and double glazed window to side aspect.

Bedroom 2

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

With radiator, built in wardrobe and double glazed window to rear aspect.

Bathroom

Fitted with an updated suite comprising panel enclosed bath with shower over and curved shower screen, vanity wash hand basin and W.C. unit, spot lighting, part tiled and double glazed window to rear.

Outside

The front garden is enclosed with a low level picket style fence with a pathway leading to the front door. The rear garden has an initial paved patio area with a step up to an artificial lawned area. There is a further patio area and storage shed at the rear of the garden.

Agents Note

Heating to the property is served by air source heat pump. Please contact the branch for more details.



view this property online williamhbrown.co.uk/Property/MDH108380



welcome to

Oak Lane, RAF Lakenheath

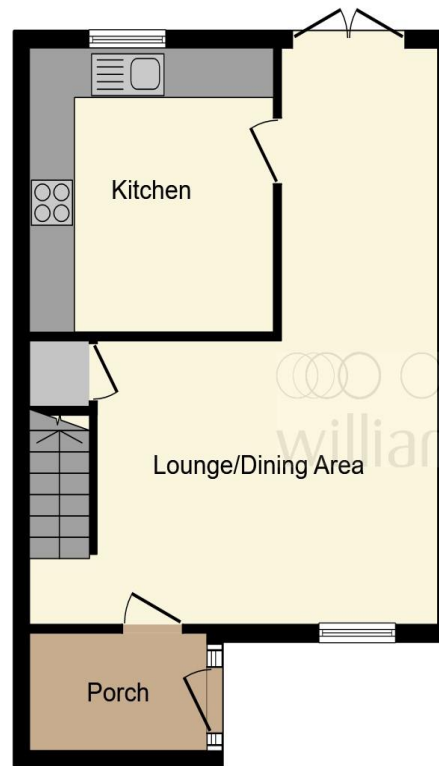
- No Onward Chain
- Updated and Improved Throughout
- Popular Residential Area
- Two Bedrooms
- Dressing Room

Tenure: Freehold

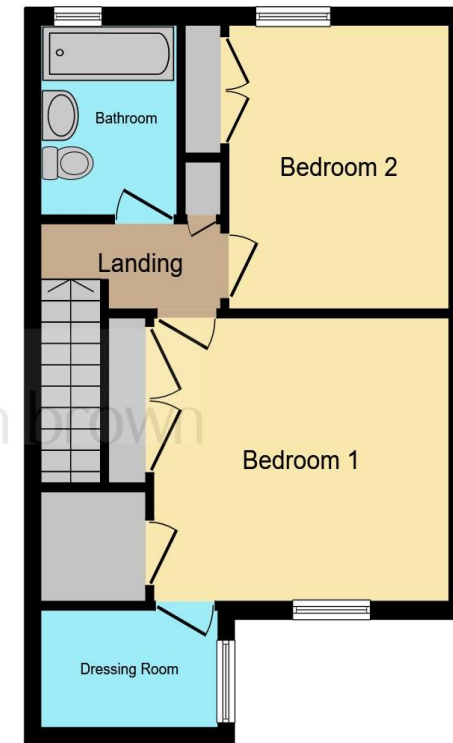
EPC Rating: D

guide price

£220,000



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

view this property online williamhbrown.co.uk/Property/MDH108380



Property Ref:
MDH108380 - 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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01638 713274



Mildenhall@williamhbrown.co.uk



17 High Street, Mildenhall, BURY ST.
EDMUNDS, Suffolk, IP28 7EQ



williamhbrown.co.uk