



UNDLEY

LAKENHEATH, BRANDON, IP27 9BY

£325,000

FREEHOLD

Chilterns

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Chilterns

An individual detached three bedroom bungalow occupying a generous plot and enjoying a non estate location in this small semi rural village situated just to the west of Lakenheath. Now in need of some improvement and updating, early viewings of this chain free home are recommended.

Undley, is a small rural hamlet which lies just west of the well served Suffolk Village of Lakenheath. This established detached three bedroom bungalow occupies a generous plot in a non-estate position with rural views. The property which benefits from oil fired central heating and has UPVC double glazed windows and doors throughout, is in need of improvement and updating and offers purchasers an excellent opportunity to acquire a home for improvement in a rural location. The large established plot with generous front parking and garage/workshop is a particular feature.

This property is offered for sale Chain Free and early viewings are recommended.

Lakenheath has a range of amenities including churches; public houses; shops and other services; sporting and recreation facilities; a doctor's surgery and schooling for younger children. Lakenheath railway station is about 2 miles from the village centre. Lakenheath is about 6 miles from Brandon and 12 miles from the larger Norfolk town of Thetford. The town of Mildenhall lies approximately 4 miles away with Bury St. Edmunds located approximately 10 miles to the South.





OPEN PORCH WAY

ENTRANCE HALL

With UPVC sealed unit double glazed entrance door; radiator; access to loft space; ceramic tiled floor.

LOUNGE

12' 11" x 13' 11" (3.95m x 4.25m) Open fireplace with antique pine surround and Victorian cast iron inset, Pammeth hearth; radiator; UPVC sealed unit double glazed window with secondary glazing; ceramic tiled floor.

DINING ROOM

10' 6" x 10' 11" (3.22m x 3.34m) Radiator; UPVC sealed unit double glazed window; ceramic tiled floor; leading to:

KITCHEN

10' 6" x 15' 10" (3.22m x 4.85m) Range of oak fronted wall and floor cupboard units with work surfaces over incorporating single drainer stainless steel sink unit with mixer tap; built-in electric oven and ceramic hob with extractor over; plumbing for dishwasher; radiator; UPVC sealed unit double glazed window and French doors to outside; ceramic tiled floor.

REAR LOBBY

6' 1" x 6' 11" (1.86m x 2.13m) With Worcester floor mounted oil fired boiler (serving central heating and domestic water); UPVC sealed unit double glazed window and door to outside; access to loft space.

CLOAKROOM / UTILITY

4' 5" x 6' 11" (1.35m x 2.13m) Plumbing for washing machine; W.C and wash basin, radiator; UPVC sealed unit double glazed window; ceramic tiled floor.





BEDROOM ONE

12' 11" x 12' 11" (3.96m x 3.95m) Radiator; UPVC sealed unit double glazed window with secondary glazing; ceramic tiled floor.

BEDROOM TWO

9' 9" x 11' 11" (2.99m x 3.64m) Radiator; UPVC sealed unit double glazed window ; ceramic tiled floor.

BEDROOM THREE

7' 11" x 8' 5" (2.43m x 2.57m) Radiator; UPVC sealed unit double glazed window with secondary glazing; ceramic tiled floor.

SHOWER ROOM

6' 1" x 7' 2" (1.87m x 2.20m) Fully tiled with walk-in shower, tray and glass screen – electric shower over; pedestal wash basin and W.C; towel rail; shaver socket; UPVC sealed unit double glazed window; ceramic tiled floor.

OUTSIDE

The front garden is retained by six foot fencing on two sides with established hedging to the front boundary. The driveway is through double wrought iron gates and is mainly shingled with a further pair of galvanised gates leading to a carport, beyond which is the:

BRICK/BLOCK WORK GARAGE/WORKSHOP

25' 2" x 9' 7" (7.68m x 2.94m) With double entrance doors and side door; light and power.

The good sized rear garden is enclosed by fencing with established shrubs, bushes and trees. This garden is mainly laid to grass with a paved area at the rear.

COUNCIL TAX BAND C

EPC RATING D

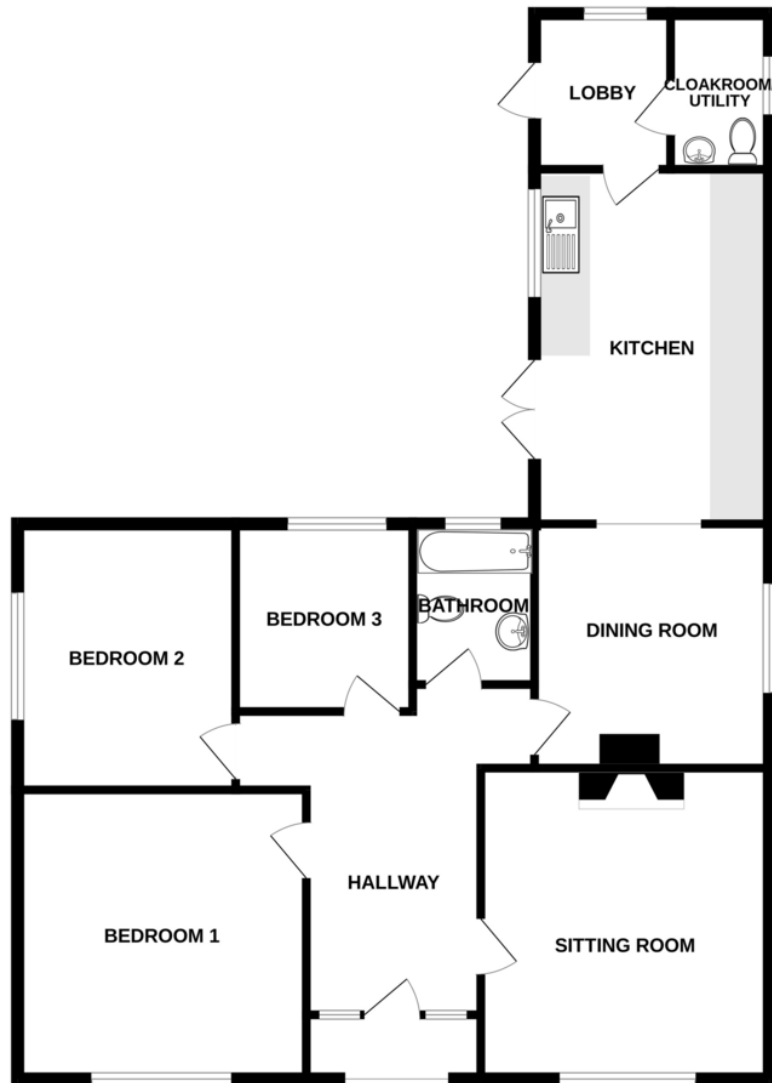
SERVICES Mains electric and water. Septic tank drainage. Oil central heating.

16 Solar photovoltaic panels at the property contribute towards the hot water and have a feed-in-tariff.





GROUND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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