

AVENUE ROAD

LAKENHEATH, SUFFOLK, IP27 9AP



An established and spacious three bedroom semi-detached home located in a pleasant cul-de-sac position towards the outskirts of this well served Suffolk village. Enjoying a large enclosed garden, viewings are highly recommended.

General

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.





SITUATION & LOCATION A spacious and well presented three bedroom semi-detached family home located in a pleasant cul-de-sac position towards the outskirts of this well served village and providing convenient access to RAF Lakenheath, Mildenhall and Feltwell.

The property is well presented throughout and benefits from a recently installed kitchen, modern bathroom suite and oil fired central heating to radiators. A particular feature of the property is the large enclosed rear garden and plentiful parking to the front.

Viewings are highly recommended.

ENTRANCE HALL

Fitted carpet, staircase leading to first floor.

LOUNGE 17' 5" x 11' 9" (5.32m x 3.59m) Fitted carpet, radiator, dual aspect UPVC double glazed windows.

KITCHEN 17' 5" x 10' 4" (5.32m x 3.16m)

Range of matching wall and floor cupboard units with work surfaces over incorporating one and a half bowl stainless steel sink unit, built-in electric oven and hob, plumbing for automatic washing machine, radiator, larder cupboard, dual aspect UPVC double glazed windows.

REAR LOBBY

Door to outside, radiator.

GROUND FLOOR CLOAKROOM

Comprising of WC, wash hand basin with vanity storage beneath, radiator, UPVC double glazed window.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR.









LANDING

Fitted carpet, airing cupboard housing hot water cylinder, UPVC double glazed window, radiator.

BEDROOM 11' 10" x 8' 9" (3.61m x 2.69m)
Fitted carpet, radiator, UPVC double glazed window.

BEDROOM 10' 10" x 9' 1" (3.32m x 2.77m) Fitted carpet, radiator, built in wardrobe cupboard, UPVC double glazed window.

BEDROOM 8' 10" x 8' 3" (2.71m x 2.52m)
Fitted carpet, radiator, UPVC double glazed window.

BATHROOM

White suite comprising of bath with plumbed in shower over, WC, wash hand basin, radiator, UPVC double glazed window.

OUTSIDE

The good sized front garden is chiefly laid to lawn which provides parking for a number of vehicles The good size rear garden is chiefly laid to lawn with a paved patio area. Within the rear garden is a brick built outbuilding and a timber summer house.

RENT ADJUSTMENT FOR PET INCLUSION Where it is agreed that the landlord will allow a pet(s) as part of a tenancy, the advertised rent will be subject to an increase of £25.00 (Twenty Five Pounds) PCM. There is no guarantee that the Landlord will agree to accepting a pet or pets and where this might be considered full details of the pet(s) will be required for consideration.

SERVICES Mains water, drainage and electric. Oil heating.

COUNCIL TAX BAND Band B

EPC RATING Band D

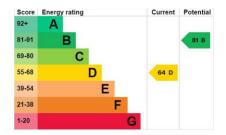
















36 High Street, Brandon, Suffolk, IP27 0AQ T: 01842 813466 | F: 01842 815295 E: brandon@chilterns.co

www.chilterns.co