



**AVENUE ROAD**

LAKENHEATH, SUFFOLK, IP27 9AP

**£1250 PCM**

FREEHOLD

**Chilterns**

# AVENUE ROAD

LAKENHEATH, SUFFOLK, IP27 9AP

Chilterns

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**Chilterns**



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