

# 7 Mill Road - Guide Price £100,000

Lakenheath Brandon IP27 9DT

**shires**  
residential



*"Consistently providing outstanding service to our clients"*

# Guide Price £100,000

## The Property

A 2 bedroom terraced house located in the centre of the village of Lakenheath. The property does require some refurbishment and has the benefit of an enclosed garden with a drive to the rear, therefore, the garden could be made shorter to give a parking space, if required.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

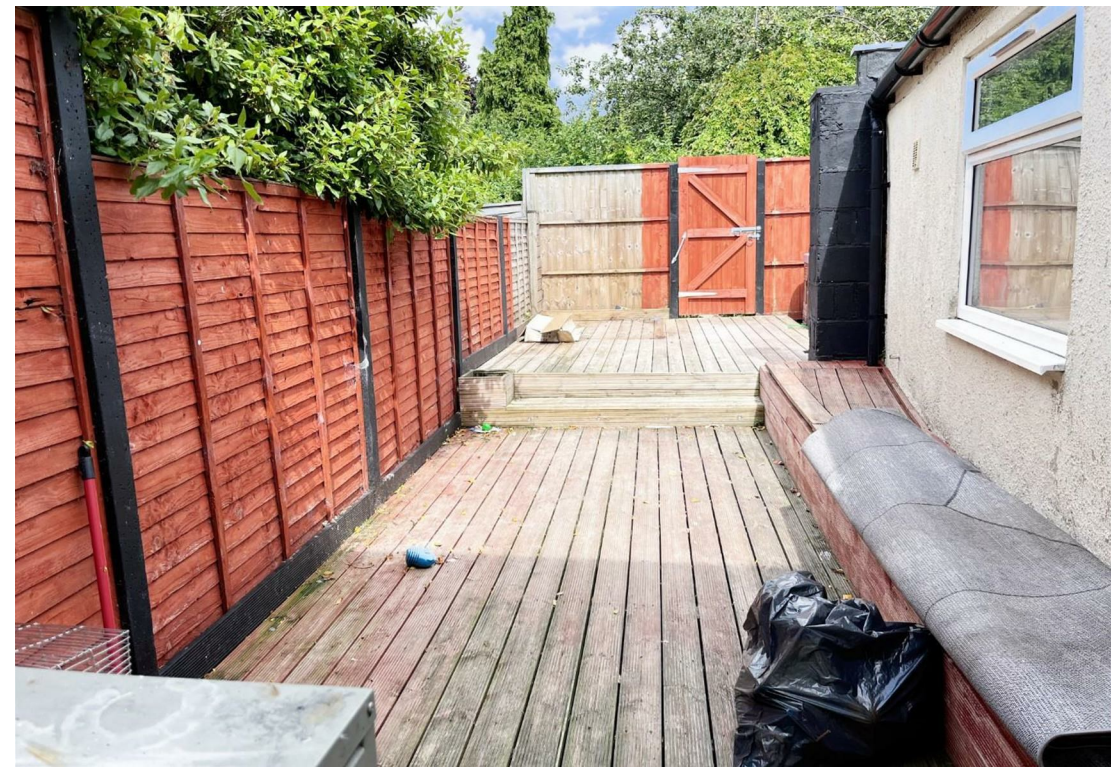
A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

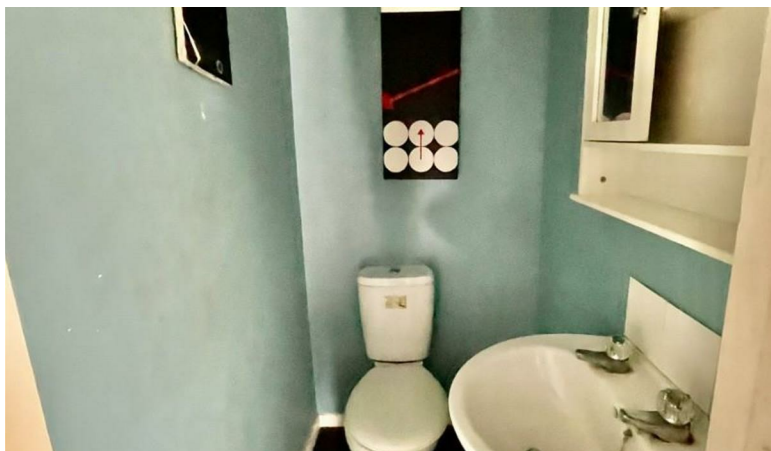
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

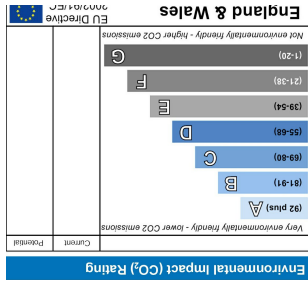
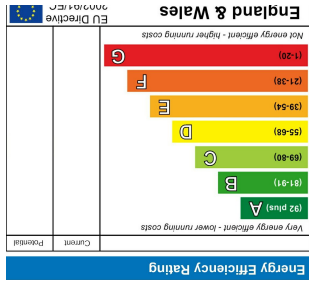
## Features

- CHAIN FREE 2 BEDROOM HOUSE
- REWIRED AND REPLUMBED IN 2014
- CENTRAL VILLAGE LOCATION
- OIL FIRED RADIATOR HEATING
- DOUBLE GLAZING
- 2 RECEPTION ROOMS
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR CLOAKROOM
- FLAT ROOFS RECENTLY UPDATED
- AVAILABLE VIA THE MODERN METHOD OF AUCTION

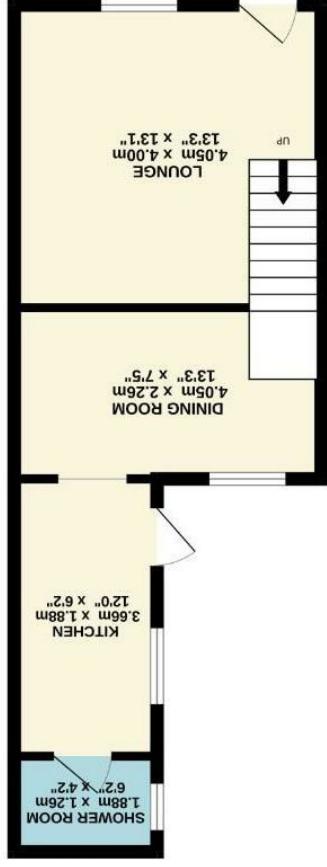




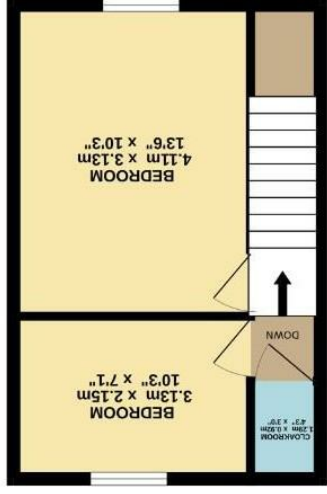
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



TOTAL FLOOR AREA - 60.0 sq.m. (645 sq.ft.) approx.  
 Values were averaged together to ensure the accuracy of the footprint contained here. Measurements of doors, windows, corners and any other irregular shapes were divided into two equal parts. Areas of double windows, corners and any other irregular shapes were divided into four equal parts.



GROUND FLOOR (373 sq.ft.) approx. 34.6 sq.m.



1ST FLOOR (273 sq.ft.) approx. 25.3 sq.m.



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