

# 71 Caudle Avenue - Asking Price £200,000

Lakenheath Brandon IP27 9AU

**shires**  
residential



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# Asking Price £200,000

## The Property

Situated within a popular cul-de-sac in the well-regarded village of Lakenheath, this well-presented detached two-bedroom bungalow offers spacious and comfortable single-storey living.

The property features a generous lounge providing ample space for both living and dining, a fitted kitchen with a range of wall and base units, and a family bathroom. Both bedrooms are well-proportioned doubles and benefit from integrated wardrobes, offering excellent storage solutions.

Externally, the bungalow enjoys front and rear gardens, ideal for low-maintenance outdoor enjoyment. A garage and driveway provide off-road parking and additional storage.

Ideally located for village amenities and transport links, this property would make an excellent home for downsizers, first-time buyers, or anyone seeking convenient single-level living in a desirable location.

Early viewing is highly recommended.

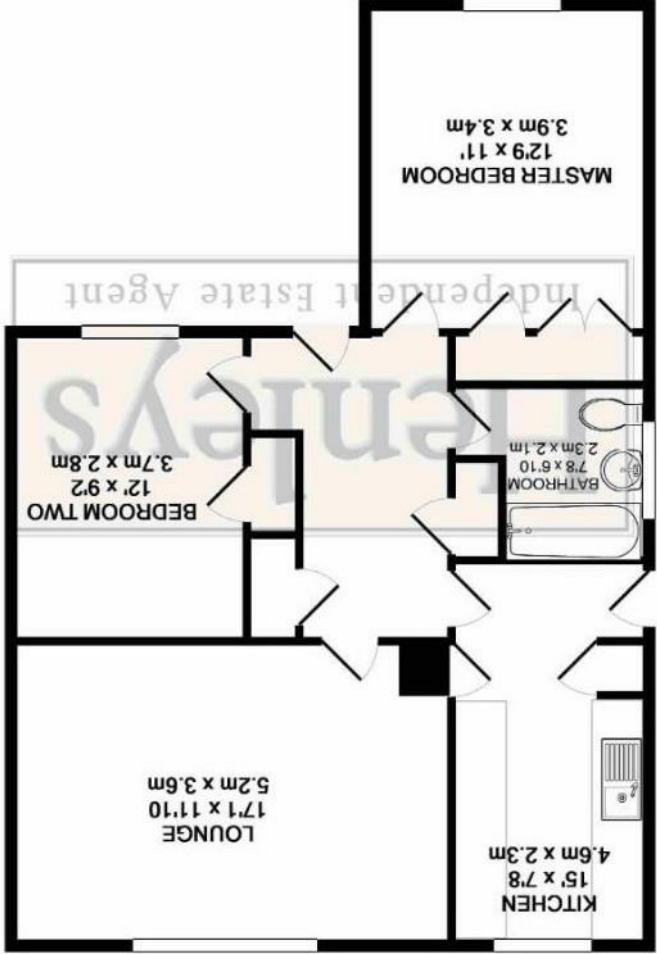
## Features

- DETACHED TWO BEDROOM BUNGALOW
- LOCATED IN A POPULAR CUL-DE-SAC IN LAKENHEATH
- TWO SPACIOUS BEDROOMS WITH INTEGRATED WARDROBES
- GENEROUS LOUNGE WITH AMPLE LIVING SPACE
- CHAIN FREE
- FAMILY BATHROOM
- FRONT AND REAR GARDENS
- GARAGE PROVIDING ADDITIONAL STORAGE
- DRIVEWAY PARKING
- IDEAL FOR DOWNSIZERS, FIRST-TIME BUYERS OR INVESTORS



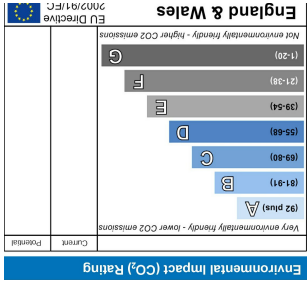
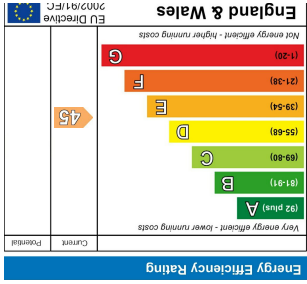


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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