



# South Road

Lakenheath, IP27

Price £200,000

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## Description

This semi-detached home is available with no onward chain and offers an exciting opportunity to refurbish a fantastic property on the outskirts of Lakenheath village. The property includes generous sized front and rear gardens and enjoys a semi-rural location which provides a blend of rural charm and urban convenience.

Downstairs the house offers a lounge, with UPVC French doors overlooking the rear garden, in addition to a separate dining room. There is a fully fitted kitchen which offers a range of wall and base level units, stainless steel sink and drainer, integrated cooker plus a wall mounted boiler serving an oil fired central heating system.

The downstairs accommodation is concluded by a W.C and a utility room providing further space for appliances/ storage whilst upstairs the house offers three bedrooms and a family shower room/ wet room comprising a W.C, wash hand basin and electric shower.

Outside, there are mature front and rear gardens which are both predominantly laid to lawn, whilst the rear garden includes a patio area for seating/ entertaining.

## Measurements

Lounge - 14'4" x 12'5"

Dining Room - 11'1" x 9'11"

Kitchen - 16'4" max x 5'3" max

Utility - 9'11" x 9'7"

W.C - 4'10" x 3'3"

Bedroom - 11'00" max x 9'11" max

Bedroom - 12'5" x 11'00"

Bedroom - 8'8" x 7'8"

Bathroom - 6'5" x 5'4"

## Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## Agents Note

This property has solar panels to the roof which we have been informed are owned outright.

Council Tax Band - West Suffolk, A.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication

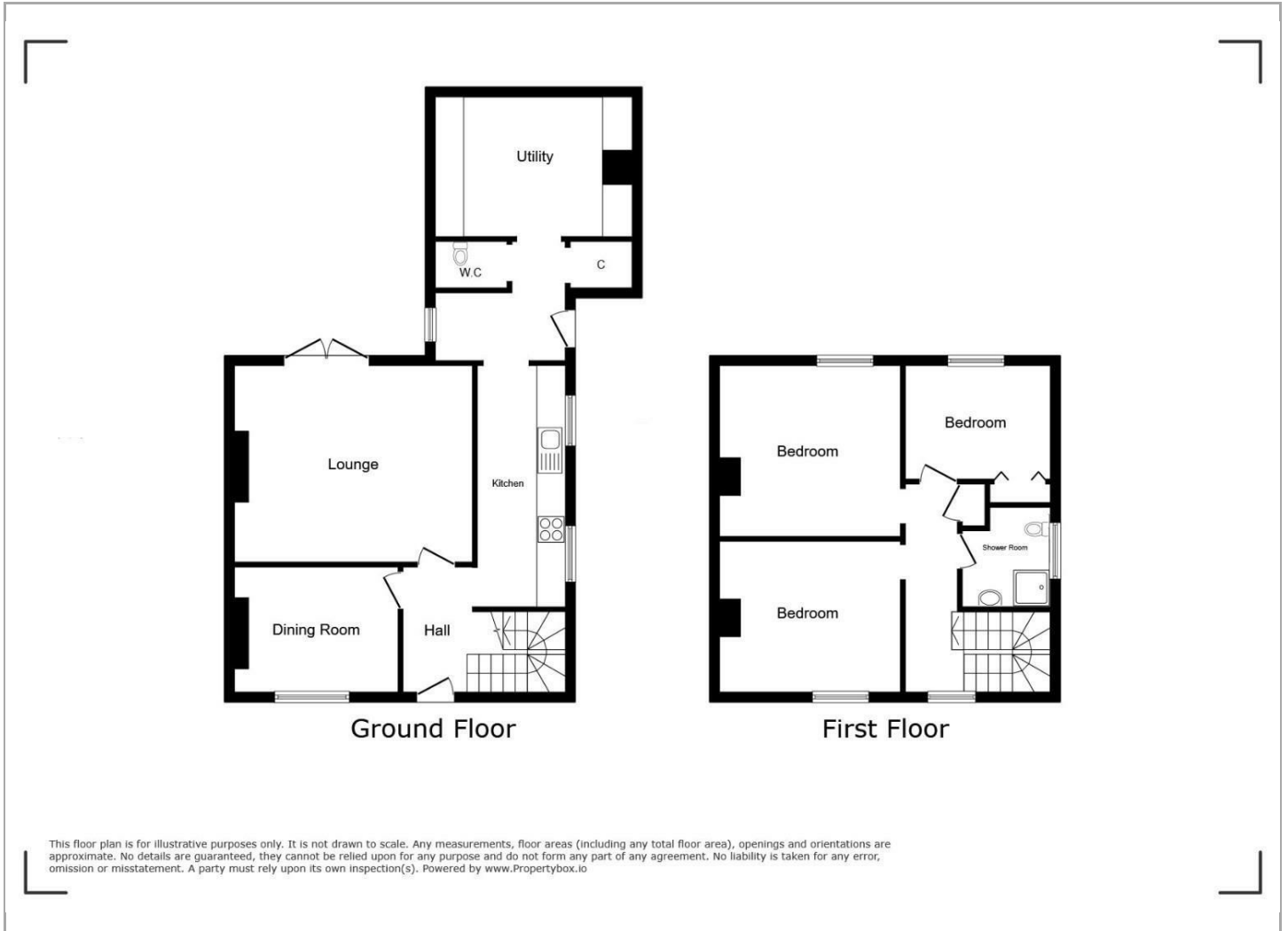
Tel: 01842 818282

purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

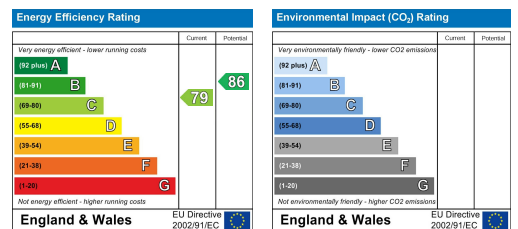
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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