



Arrowhead Drive

Lakenheath, IP27

Guide price £250,000

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Description

GUIDE PRICE: £250,000-£260,000

Molyneux Estate Agents are excited to offer this detached bungalow found within a sought after position in the village of Lakenheath.

The bungalow boasts sealed unit UPVC windows and doors throughout, as well as an oil fired central heating system.

Externally the front garden is laid to shingle for ease of maintenance, whilst an adjacent driveway provides off street parking, and leads to the brick built garage, which has power and light connected.

The rear garden is laid predominantly to lawn, and is both enclosed and private.

The internal accommodation comprises of the lounge and kitchen/ diner at the front of the home. The spacious lounge has a large window to the front aspect. The kitchen includes a range of fitted wall and base units with worktop over, with space for a cooker, washing machine, slimline dishwasher and large fridge freezer available. There is an inset sink and drainer with window over to the front aspect, plus an external side door.

An inner hall with two built in storage cupboards as well as a ceiling hatch for loft access, has doors opening to the family bathroom, and three bedrooms. The bedrooms are all found at the rear of the bungalow with windows looking out over the rear garden. The family bathroom comprises a panelled bath with shower over, W.C, wash hand basin and a frosted window to the side aspect.

An internal viewing is now available and comes highly recommended.

Contact Molyneux Estate Agents to arrange.

01842 818282

info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Lounge - 15' 9" x 13' 7"

Kitchen/ Diner - 13' 5" max x 11' 2"

Inner Hall

Bathroom - 7' 11" x 5' 3"

Bedroom 1 - 13' 2" x 9' 11"

Bedroom 2 - 10' x 8' 9"

Bedroom 3 - 10' 1" x 7' 11"

Council Tax band - B

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

Tel: 01842 818282

questions in relation to this.

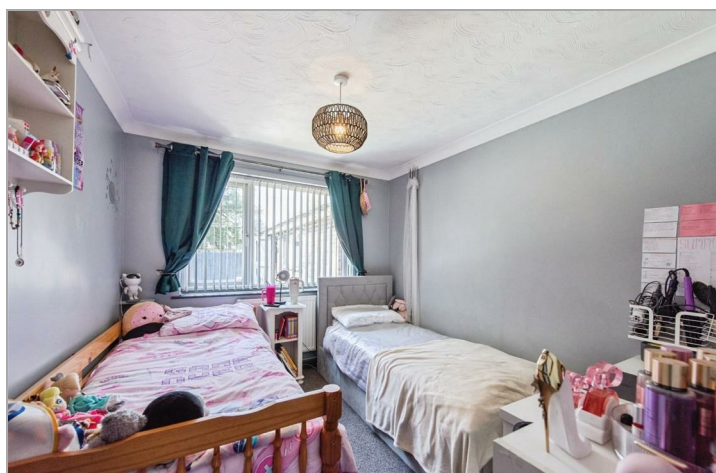
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

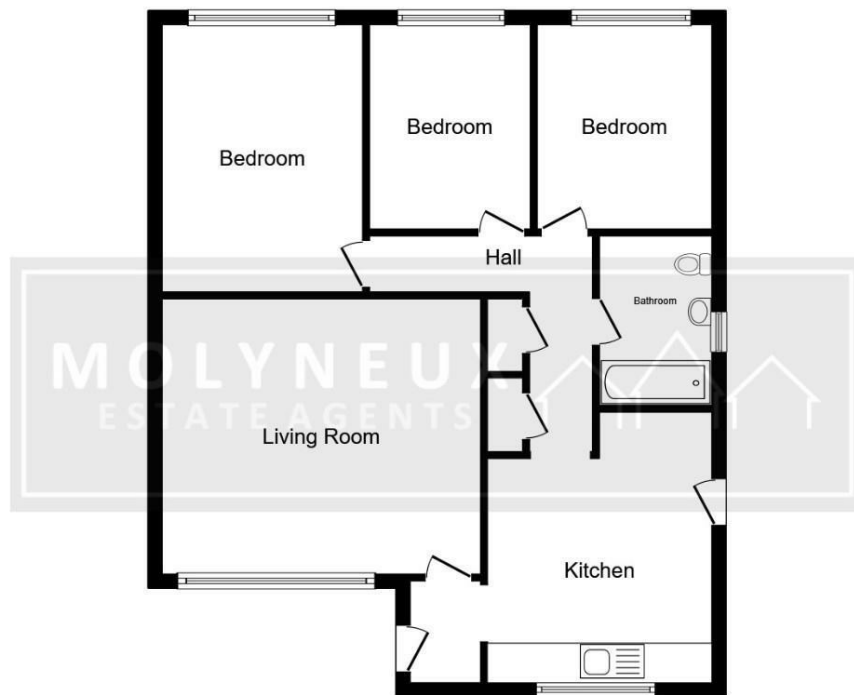
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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





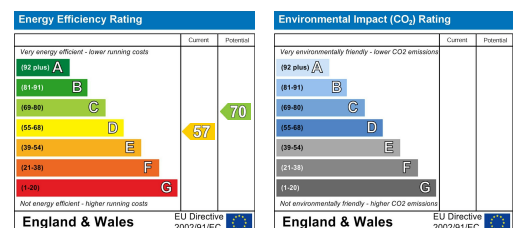
Floor Plan
Floor area 76.4 sq.m. (822 sq.ft.)

Total floor area: 76.4 sq.m. (822 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK