





The Mallards,Lakenheath Brandon IP27 9DH

william h brown

welcome to

The Mallards, Lakenheath Brandon

This SMARTLY PRESENTED three bedroom home is well placed in a Cul De Sac within the POPULAR VILLAGE of Lakenheath. With recent upgrades and improvements, the property is ready to move into! There is a GARAGE with off road parking plus gardens to the front and rear. WALKING DISTANCE TO SHOPS.

Entrance
Door to front, electric radiator, stairs to first floor landing.

Living Room Diner
Window to front aspect, two electric radiators, understair cupboard, sliding door to garden.

Kitchen
Window to rear aspect, wall and base units, sink with mixer tap over, electric hob and oven, plumbing for washing machine.

Landing
Airing cupboard, loft access, cupboard above stairs.

Bedroom One
Window to rear aspect, electric radiator, built in wardrobe.

Bedroom Two
Window to front aspect, electric radiator.

Bedroom Three
Window to front aspect, electric radiator.

Bathroom
Window to rear aspect, w/c, wash hand basin, bath.

Outside
With garden to the front and rear, there is also a driveway and garage en bloc.









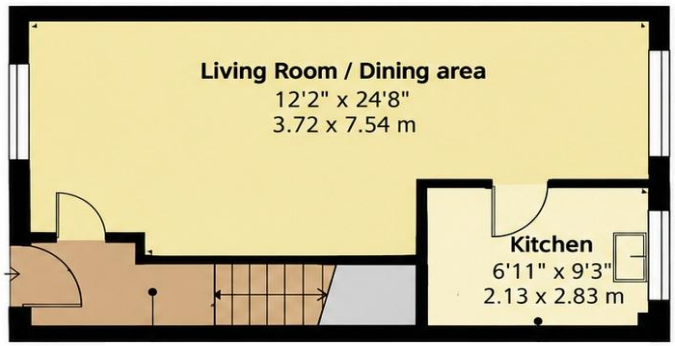
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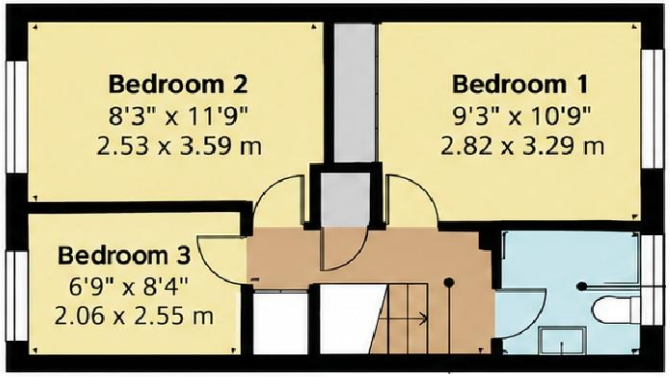
The Mallards, Lakenheath

- Just Under 7% Yield
- Annual Income of circa of £15,000
- End of Terraced House
- Three Bedrooms
- Garage & Parking
- Front & Rear Gardens
- Chain Free Sale
- Popular Village Location

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£220,000





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The Property Ombudsman

Property Ref:
BRD110012 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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