



**Elm Walk, Raf Lakenheath IP27 9QR**

**welcome to**

## **Elm Walk, Raf Lakenheath**

A well presented two bedroom mid-terrace house located on the popular Lords Walk Development with updated kitchen and bathroom, driveway for three cars - tenant in situ currently paying £1200 pcm.

### **Living/Dining Room**

21' 3" max x 19' max ( 6.48m max x 5.79m max )

With electric heater, stairs leading to first floor with storage cupboard beneath, double glazed window to front aspect, double glazed French doors with glazed side panels opening to rear garden and opening to:

### **Kitchen**

10' 5" x 10' 4" ( 3.17m x 3.15m )

With an updated range of base units and drawers with work surfaces over to three sides, matching wall units, stainless steel sink and drainer unit with mixer tap, built in under oven with hob and chimney style extractor over, integrated dishwasher, spaces for washing machine and fridge/freezer and double glazed window to rear garden.







### **First Floor Landing**

With storage cupboard and doors to:

### **Bedroom One**

14' 3" x 9' 1" ( 4.34m x 2.77m )

With electric heater, two large built in wardrobes, double glazed window to front aspect and door to:

### **Study/Dressing Room**

7' 10" max x 6' 4" max ( 2.39m max x 1.93m max )

With restricted head height and double glazed window to side aspect.

### **Bedroom Two**

12' 1" x 10' 10" ( 3.68m x 3.30m )

With electric heater, built in double wardrobe and double glazed window to rear aspect.

### **Bathroom**

Fitted with a updated suite comprising panel enclosed shower bath with shower over and curved shower screen, vanity wash hand basin with storage beneath, low level w.c, part tiled, towel ladder radiator and double glazed window to rear.

### **Outside**

To the front of the property there is an open plan garden laid to lawn with a pathway leading to the front door and external storage cupboard. A driveway for three cars is located close to the property. The rear garden is fully enclosed and is predominantly laid to lawn.

### **Agents Note**

The heating to the property is electric. Please contact the branch for further details.



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## **Elm Walk, Raf Lakenheath**

- Tenant In Situ
- Currently Paying £1200 pcm
- Two Double Bedrooms
- Updated Bathroom
- Modern Kitchen

Tenure: Freehold

EPC Rating: E

Council Tax Band: A

guide price

**£210,000**



**Ground Floor**



**First Floor**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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