MOLYNEUX
ESTATE AGENTS



Caudle Avenue

Lakenheath, IP27

Price £260,000

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Description

Situated on Caudle Avenue, in the village of Lakenheath, this detached chalet presents an excellent opportunity for families seeking a spacious and comfortable home. With a guide price of £260,000 to £270,000 and no onward chain, this property is ready for you to move in and make it your own.

Set on a generous plot, the exterior boasts a well-maintained lawned garden complemented by a patio area, perfect for outdoor entertaining or simply enjoying the fresh air. The property also features a detached brick garage and a driveway that provides ample off-street parking, ensuring convenience for you and your guests.

Upon entering, you are welcomed into an entrance hall that leads to three versatile reception rooms. The front and rear sitting rooms offer inviting spaces for relaxation, while the dining room, conveniently located beside the kitchen, is ideal for family meals and gatherings.

Upstairs, you will find three comfortable bedrooms, each providing a peaceful retreat. The master bedroom is particularly noteworthy, featuring a built-in triple wardrobe that offers generous storage space. The family bathroom is well-appointed, catering to the needs of the household.

This property benefits from oil-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year. With its thoughtful layout and ample living space, this home is perfect for families looking to settle in a friendly community. Don't miss the chance to view this property and envision your future in Lakenheath.

Measurements

Entrance Hall & Cloakroom

Lounge - 21' 11" x 11' max

Dining Room - 10' 10" x 9' 11"

Kitchen - 10' 7" x 8' 5" plus door recess

Second Sitting Room/ Snug - 15' 11" max x 10' 2" max

Stairs to first floor landing

Bedroom 1 - 15' 9" x 11' 1" max

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

Bedroom 3 - 9' 9" x 7' 10" plus door recess

Bathroom - 7' x 5' 4"

Agents Note

Council Tax Band - C
West Suffolk

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.

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.











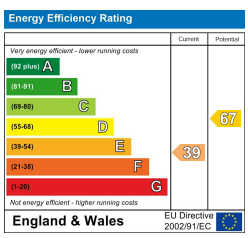


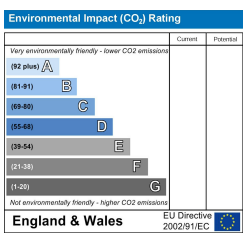




Viewing

Please contact our Mildenhall Office on 01638 474164 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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