



**Caudle Avenue, Lakenheath, Brandon, IP27 9AU**

**welcome to**

## **Caudle Avenue, Lakenheath, Brandon**

NO ONWARD CHAIN! A DETACHED chalet style home in a popular Suffolk village, offering SPACIOUS & VERSATILE ACCOMMODATION, GARAGE & driveway and AMPLE SCOPE TO MODERNISE throughout, making this a fantastic PROJECT OPPORTUNITY with scope to add value!

### **Summary**

Situated within a popular Suffolk village offering a wide range of amenities on the doorstep, and within easy reach of the market town of Brandon - with direct rail links to Cambridge & Norwich - this detached chalet style home is offered with no onward chain & presents an exciting opportunity for those looking to modernise and add value.

Positioned along a quiet residential street, the property enjoys a good sized lawned front garden, along with a driveway & garage, providing ample off road parking & storage.

Inside, the accommodation is spacious & highly versatile, offering excellent potential for reconfiguration or enhancement. A welcoming entrance hall, complete with a downstairs cloakroom, leads through to a generous front to back living room, benefitting from dual aspect windows and an abundance of natural light.

Further ground floor accommodation includes a separate dining room and a kitchen, both of which offer scope for updating to suit modern tastes and layouts.

Upstairs, there are three well proportioned bedrooms, along with an accessible shower room, completing the internal layout. Externally, the rear garden also requires some attention but offers great potential to be transformed into a fantastic outdoor space, tailored to the new owner's needs.

Offering size, flexibility and clear potential in a well connected village location, this property is an ideal project for buyers looking to create their own home - viewing is highly recommended.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, stairs to the first floor landing and built in storage cupboard.

#### **Downstairs Cloakroom**

With W.C, wash hand basin and window to front.

#### **Living Room**

With dual aspect windows to both the front and side and radiator.

#### **Dining Room**

With window to side and radiator.

#### **Kitchen**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with taps and drainer over, space and plumbing for washing machine, space and point for oven, space for fridge/freezer, door to front, window to side and radiator.

#### **First Floor Landing**

#### **Bedroom One**

With fitted wardrobes, window to side and radiator.

#### **Bedroom Two**

With window to front and radiator.

#### **Bedroom Three**

With window to side and radiator.





### **Shower Room**

With W.C, wash hand basin, shower cubicle with shower attachment over, window to front and radiator.

### **Outside**

#### **Front Garden**

To the front of the property, there is a lawned garden with a driveway to the side, providing plenty of space for off road parking and access to:

#### **Garage**

With garage door to front.

#### **Rear Garden**

To the rear, the garden is also largely laid to lawn with a timber decking area, garden shed and external oil tank.

#### **Agents Note**

Please note that the sale of this property is subject to Grant of Probate, which has been issued. Please contact the Branch for any potential timescales this may involve.

#### **Agents Note**

Please note that this property is served by oil fired central heating. Please contact the Branch for more details.



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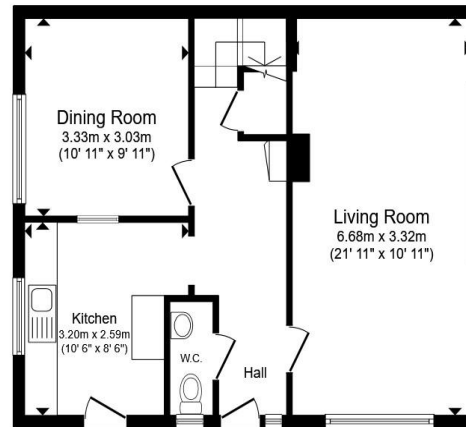
welcome to

## Caudle Avenue, Lakenheath, Brandon

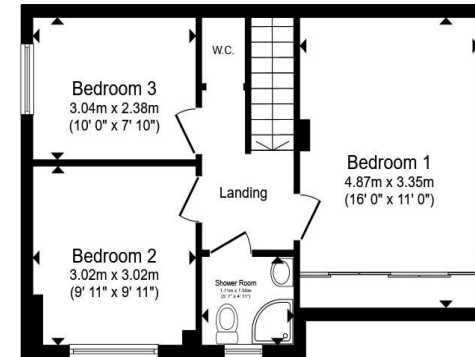
- Detached Chalet Style House
- Masses of Potential to Improve Throughout
- Three Good Sized Bedrooms
- Lengthy Driveway & Garage
- Popular Suffolk Village Location
- Separate Living & Dining Rooms
- Sold with No Chain!
- Close to Local Village Amenities

Tenure: Freehold EPC Rating: D

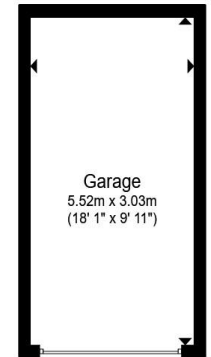
**£250,000**



Ground Floor



First Floor



Garage

Total floor area 115.1 m<sup>2</sup> (1,239 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BRD110483 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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