



Laburnum Avenue

, IP28

Guide price £230,000

 2  1  1  D



Laburnum Avenue

, Mildenhall, IP28

Guide price £230,000



Description

Guide Price £230,000 - £240,000.

Available with no onward chain, this stunning bungalow enjoys an enviable position within a sought after cul-de-sac location and is situated in close proximity to the picturesque Thetford Forest. The property benefits from a modern LPG gas central heating system and updated electrical fuse board, as well as a contemporary kitchen and family bathroom.

Downstairs the bungalow comprises a commodious entrance hall which includes a useful storage cupboard, a coat cupboard as well as a large access hatch into the loft space above which lends itself to the possibility of converting, subject to the necessary planning permission. There is a bright, spacious lounge/ dining room which leads immediately into the kitchen.

The kitchen is fully fitted with a range of wall and base level units featuring a glass display cabinet, 1.5 bowl ceramic sink and drainer, integrated washing machine and fridge freezer as well as ample space for a cooker, with an extractor hood fitted over. There is also an external door which leads outside to an attractive decking area which is ideal for seating/ entertaining.

There are two bedrooms which both benefit from a built in wardrobe, whilst the internal accommodation is concluded by a modern family shower room comprising W.C, wash hand basin and a newly fitted walk in shower cubicle.

Outside the bungalow enjoys ample off street parking for three vehicles beside one another on a block paved driveway. There is an attractive, low maintenance rear garden which features two decking areas, each covered by wooden pergolas, one of which is covered for use year round, plus a modern patio and a small lawn area for ease of maintenance. There is also a rear access gate.

The decking area immediately outside the kitchen door

includes a brick built pizza oven which completes a fantastic space for entertaining friends and family!

The property is served by an LPG gas central heating system and the combination boiler can be found in the loft.

Measurements

Entrance Hall - 15'6" max x 5'6" max

Lounge/ Dining Room - 15'3" x 10'9"

Kitchen - 11'8" x 7'7"

Bedroom - 11'10" x 9'8"

Bedroom - 9'00" x 7'7"

Bathroom - 6'6" max x 5'5" max

Anti-money Laundering and Identification

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. Our compliance partner, Coadjute, 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.

Agents Note

Council Tax Band - West Suffolk, A.

Tel:

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.

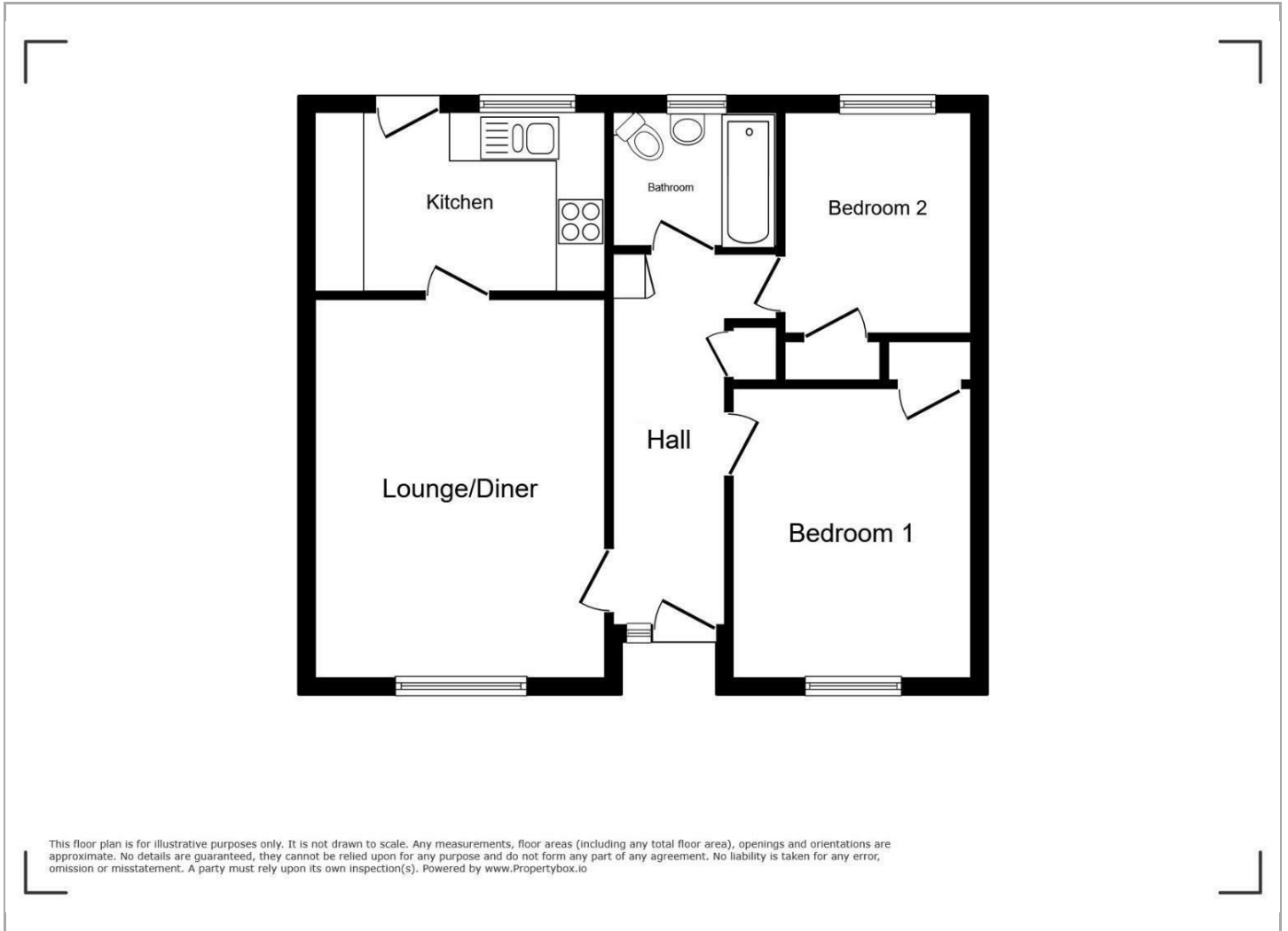
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

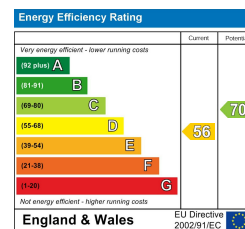
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Mildenhall Office on 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.

16 HIGH STREET, MILDENHALL, IP28 7EQ

TEL: EMAIL: INFO@MOLYNEUXSTATEAGENTS.CO.UK WWW.MOLYNEUXSTATEAGENTS.CO.UK