



**Radcliffe Road, RAF Lakenheath, Brandon, IP27 9RG**

**welcome to**

## **Radcliffe Road, RAF Lakenheath, Brandon**

VACANT POSSESSION! A spacious three bedroom end-terraced home on the popular LORDS WALK DEVELOPMENT near RAF Lakenheath, offering DRIVEWAY PARKING, GENEROUS LIVING SPACE and STRONG RENTAL POTENTIAL (approx. £1,350pcm), ideal for HOME MOVERS OR INVESTORS!

### **Summary**

Currently tenanted but with the occupants due to vacate shortly, this spacious end terraced property on the ever popular Lords Walk development, located on the periphery of RAF Lakenheath, is offered with vacant possession, making it an excellent opportunity for both home movers and investors alike.

The location is particularly convenient, being close to local amenities and within easy reach of the nearby market towns of Brandon and Mildenhall. Its proximity to the USAF base also ensures consistently strong rental demand, with the property estimated to achieve around £1,350 per calendar month, making it a highly attractive investment prospect.

As with many homes on the Lords Walk development, the property offers excellent space and storage throughout. Approaching the home, you will find a lawned front garden and a driveway providing ample off road parking.

Inside, a welcoming entrance hall leads first to a convenient downstairs cloakroom and a separate utility room - ideal for keeping noisier appliances tucked away. The main living accommodation is a versatile L-shaped open plan living space, providing plenty of room for relaxing, entertaining and dining, alongside a modern and well equipped kitchen.

Upstairs, the generous sense of space continues with a spacious landing offering additional storage. From here, there are three well proportioned bedrooms, all benefitting from built-in storage, as well as a modern family bathroom completing the accommodation.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

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

#### **Downstairs Cloakroom**

With W.C, wash hand basin with mixer tap over, window to rear and radiator.

#### **Utility Room**

With a range of fitted kitchen units at wall and base level with work surface over, inset Butler sink with taps over, space and plumbing for washing machine, space for tumble dryer, door to rear and radiator.

#### **Lounge**

15' 4" x 10' 11" ( 4.67m x 3.33m )  
With window to front and radiator.

#### **Kitchen / Diner**

21' 10" x 9' 7" ( 6.65m x 2.92m )  
With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space for fridge/freezer, integrated dishwasher, space and point for electric cooker, space for fridge/freezer, window to rear, door leading out to the rear garden, built in storage cupboard and radiator.

#### **First Floor Landing**

With two built in storage cupboards, further built in airing cupboard and access to the loft space.

#### **Bedroom One**

9' 1" x 14' 2" ( 2.77m x 4.32m )  
With built in wardrobe, window to rear and radiator.





### **Bedroom Two**

9' 10" x 12' 2" ( 3.00m x 3.71m )  
With built in wardrobe, window to front and radiator.

### **Bedroom Three**

12' 4" max. x 9' 4" ( 3.76m max. x 2.84m )  
With dual aspect windows to both the front and rear, built in wardrobe and radiator.

### **Bathroom**

With low level W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, window to rear and heated towel rail.

### **Outside**

#### **Front Garden**

To the front of the property, there is a lawned garden with a driveway, providing ample off road parking space.

#### **Rear Garden**

To the rear, the enclosed garden is largely laid to lawn with an air source heat pump unit.

#### **Agents Note**

Please note that this property is served by electric in the form of an air source heating system. Please contact the Branch for more details around this.



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welcome to

## Radcliffe Road, RAF Lakenheath, Brandon

- Spacious End-Terraced House, Sold with Vacant Possession!
- Ideal for Both Homemovers and Investors
- Estimated Rental Income of £1,350pcm
- Driveway Providing Ample Off Road Parking
- Modern Kitchen & Bathroom
- Open Plan Living Accommodation Downstairs
- Three Good Sized Bedrooms, Each with Storage

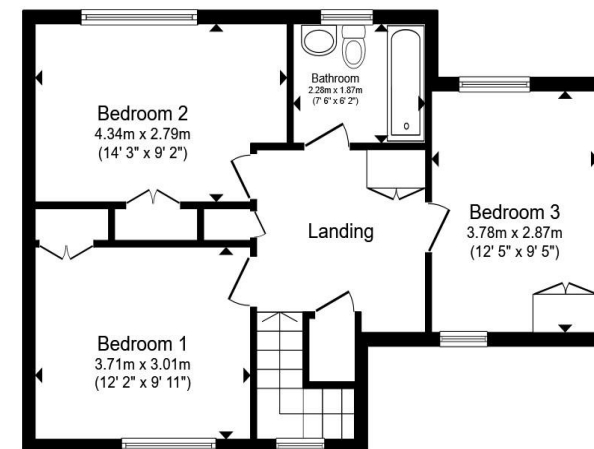
Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£250,000**



Ground Floor



First Floor

Total floor area 106.7 m<sup>2</sup> (1,148 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:  
BRD111221 - 0001

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