Earls Field, RAF Lakenheath, Brandon, IP27 9QW

william h brown

welcome to

Earls Field, Raf Lakenheath, Brandon

A spacious four bedroom home on the popular Lords Walk development! Offered with NO ONWARD CHAIN, ground-floor master with EN-SUITE, generous garden, PARKING & an estimated rental income of £1650pcm, it's set to make a fantastic FAMILY HOME or INVESTMENT BUY!

Summary

Set on a good-sized plot, the property immediately offers ample off-road parking to the front before opening into a welcoming entrance hall.

The ground floor provides a fantastic sense of space, with an open-plan living room flowing seamlessly into the vast kitchen/diner. This sociable arrangement creates a wonderful setting for everyday family life, relaxed evenings & entertaining throughout the year.

A particularly valuable feature is the ground-floor master bedroom, complete with en-suite. This provides excellent flexibility for those seeking single-level bedroom accommodation & could make the property particularly well suited to multi-generational living.

Upstairs, three further bedrooms provide plenty of space for family and guests, with all three benefiting from built-in storage. An additional family bathroom completes the first floor.

Outside, the expansive rear garden provides a versatile setting with plenty of room for children to play, entertaining, relaxing or creating a space tailored to your own lifestyle.

For investors, the property is also estimated to achieve rental income of approximately £1,650pcm, adding an attractive income opportunity to an already versatile property.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The Accommodation

Entrance door to:

Entrance Hall

With door to front and electric radiator.

Lounge

With window to front and electric radiator.

Kitchen/Diner

With a range of fitted kitchen units at wall and base units with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, oven and hob, window to rear, door to rear and electric radiator.

Master Bedroom

With built in wardrobe, window to front and electric radiator.

Master En-Suite

With W.C, wash hand basin with mixer tap over, walk-in shower enclosure with shower attachment over and electric radiator.

First Floor Landing

With built in storage cupboards.

Bedroom Two

With built in wardrobe, window to rear and electric radiator.

Bedroom Three
With built in storage cupboard and window to front.

Bedroom Four
With window to rear.

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

Outside

Front Garden
To the front of the property, there is an area laid to lawn with some shrubs throughout and a concrete driveway, providing plenty of space for off road parking.

Rear Garden
To the rear, the enclosed garden is also largely laid to lawn.

Agents Note
Please note that the property is currently tenanted, bringing in a monthly income of £1,650.

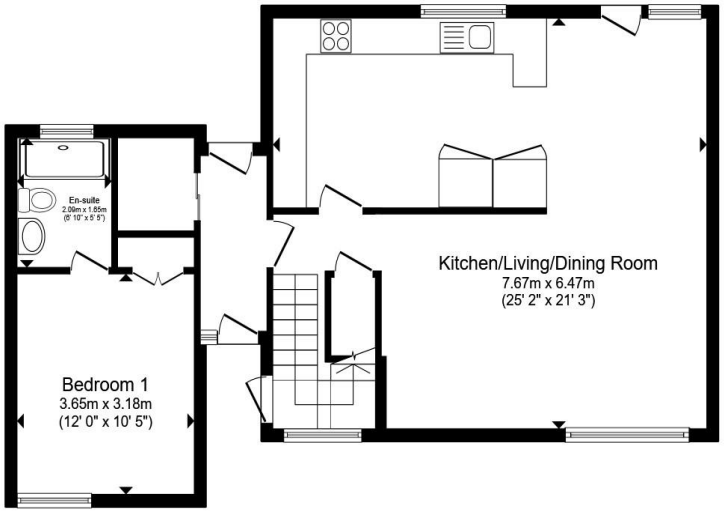
welcome to

Earls Field, RAF Lakenheath, Brandon

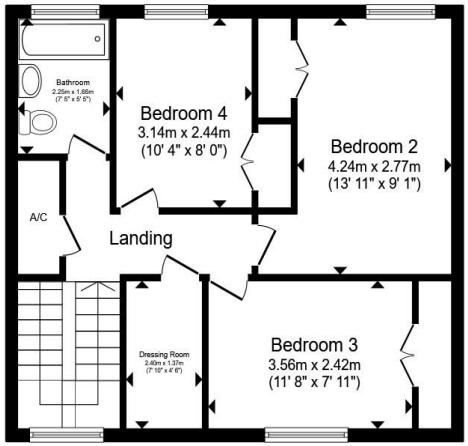
- Spacious and Versatile End-Terraced House
- Sold with No Chain!
- A Fantastic Family Home or Investment
- Estimated Rental Income of £1,650pcm
- Four Good Sized Bedrooms
- Master En-Suite & Family Bathroom
- Ample Off Road Parking
- Larger than Average Rear Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£280,000



Ground Floor



First Floor

Total floor area 128.4 m² (1,382 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

william h brown

view this property online williamhbrown.co.uk/Property/BRD111471

The Property Ombudsman

Property Ref:
BRD111471 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01842 811058

Brandon@williamhbrown.co.uk

18-20 High Street, BRANDON, Suffolk, IP27 0AQ

williamhbrown.co.uk

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.