



Warren Close, Lakenheath IP27 9HE

welcome to

Warren Close, Lakenheath

An updated and improved detached bungalow situated in a cul-de-sac position within the village of Lakenheath offering two/three bedrooms, modern kitchen and neatly presented gardens - offered to the market with no onward chain,

Entrance Hall

With radiator, spot lighting, loft access and doors to:

Kitchen

With a fitted range of base units and drawers with work surfaces over to four sides, matching wall units, inset one and a half bowl sink and drainer unit with mixer tap over, built in double eye level oven, separate hob with extractor over, spaces for fridge/freezer, washing machine and tumble dryer, radiator, spot lighting, double glazed window to side aspect, door to side garden, door to bedroom three/dining room and door to:

Living Room

With radiator and double glazed window to front aspect.

Bedroom One

With radiator and double glazed window to front aspect.

Bedroom Two

With radiator and double glazed window to rear aspect.





Bedroom Three/Dining Room

With radiator and sliding patio doors to rear garden.

Shower Room

Fitted with an updated suite comprising walk in shower enclosure, stylish vanity unit with low level w.c, wash hand basin with mixer tap over and storage drawers, towel ladder radiator, extractor and double glazed window to rear.

Outside

To the front of the property there is a mainly graveled garden providing ample off road parking, To the left of the property is a driveway leading to the longer than average single garage. Gated access leads to the remainder of the gardens which are to the side and rear of the property, neatly present and predominantly laid to lawn. A large raised decked area provides ample room for outdoor entertaining.

Agents Note

Heating to the property is oil. Please contact the branch for further details.



view this property online williamhbrown.co.uk/Property/MDH108912



welcome to

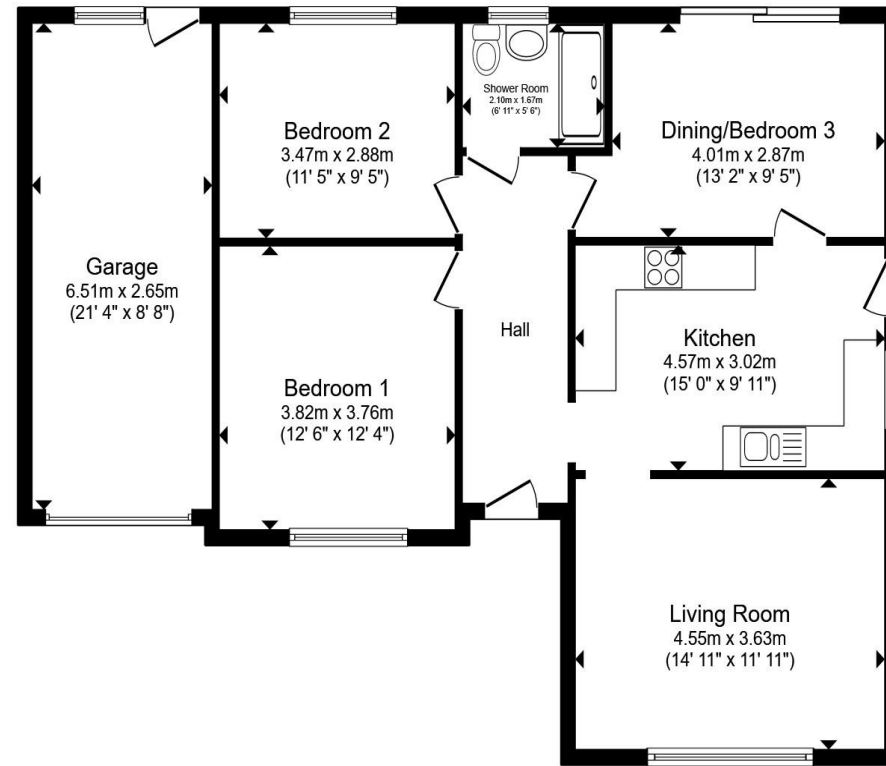
Warren Close, Lakenheath

- No Onward Chain
- Detached Bungalow
- Updated & Improved Throughout
- Two/Three Bedrooms
- Updated Kitchen

Tenure: Freehold
EPC Rating: Awaited
Council Tax Band: B

guide price

£300,000



Total floor area 97.0 m² (1,044 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/MDH108912



Property Ref:
MDH108912 - 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 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.


william h brown



01638 713274



Mildenhall@williamhbrown.co.uk



17 High Street, Mildenhall, BURY ST.
EDMUNDS, Suffolk, IP28 7EQ



williamhbrown.co.uk