



Delph Road, Lakenheath, Brandon, IP27 9JJ

welcome to

Delph Road, Lakenheath, Brandon

A CHAIN FREE detached bungalow in the heart of Lakenheath, offering TWO GOOD SIZED BEDROOMS, driveway for OFF ROAD PARKING, good sized rear garden and FANTASTIC POTENTIAL to modernise & personalise throughout - viewing is a must!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Summary

Offered to the market with no onward chain, this detached bungalow occupies a generous plot within the ever popular Suffolk village of Lakenheath, presenting an exciting opportunity for buyers looking to create a home tailored to their own tastes.

Perfectly positioned within easy reach of the village's excellent range of amenities, including a Co-op, Post Office, popular Italian restaurant, pub and takeaways, the property also benefits from convenient access to the nearby market town of Brandon, with its supermarkets, schools and direct rail links to Cambridge & Norwich.

Set behind an attractive lawned front garden, the home immediately offers practicality with a private driveway, providing ample off road parking space for up to 3 cars.

Inside, the accommodation is bright, well proportioned and full of potential. A welcoming entrance hall leads through to a spacious dual-aspect living room, where large windows allow natural light to flood the space, creating a warm and inviting atmosphere. The well equipped kitchen offers excellent workspace and scope for modernisation, while two generous bedrooms and a family bathroom complete the accommodation.

Outside, the enclosed rear garden is predominantly laid to lawn, offering a private and versatile outdoor space ready to be transformed into the perfect setting for relaxing, entertaining or gardening.



The Accommodation

Entrance door to:

Entrance Hall

With door to side, built in airing cupboard, further built in storage cupboard, access to the loft space and electric storage heater.

Lounge

With dual aspect windows to both the front and side and electric storage heater.

Kitchen

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 and plumbing for washing machine, space for fridge/freezer, space and point for oven, window to side, door to side and electric storage heater.

Bedroom One

With window to rear and electric storage heater.

Bedroom Two

With window to rear and electric storage heater.

Bathroom

With W.C, wash hand basin with taps over, bath unit with taps and shower attachment over and window to front.

Outside

Front Garden

To the front of the property, there is a lawned front garden which is lawned with a concrete driveway to the right hand side, offering parking space for up to three cars.

Rear Garden

To the rear of the property, the enclosed rear garden is also largely laid to lawn with a paved patio area, mature planting and a garden shed.



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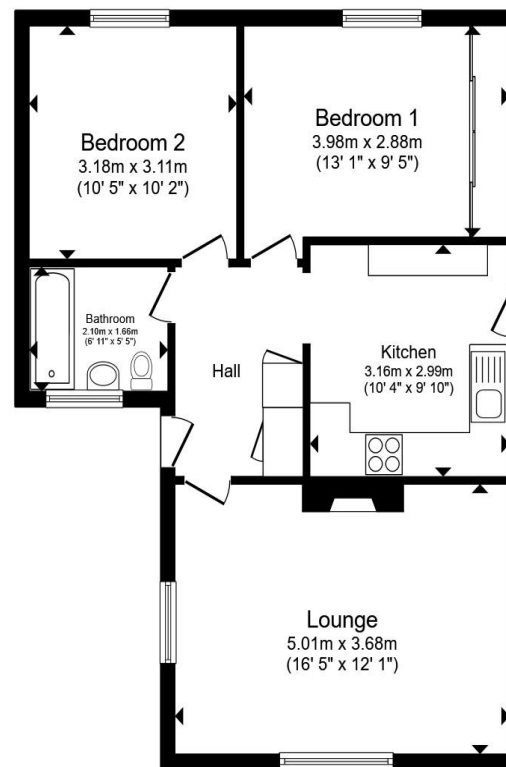
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Bungalow Offered with No Onward Chain!
- Two Good Sized Bedrooms
- Plenty of Scope to Personalise Throughout
- Popular Suffolk Village Location
- Driveway for Parking for Up to Three Cars

Tenure: Freehold EPC Rating: F

Council Tax Band: B

guide price

£160,000



Total floor area 60.6 m² (652 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



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Property Ref:
BRD111254 - 0002

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