



Pashford Close, Lakenheath IP27 9EB

welcome to

Pashford Close, Lakenheath Brandon

A detached bungalow located within a popular residential area of Lakenheath providing an opportunity to update and improve, offering two bedrooms, living room and dining room - offered to the market with no onward chain.

Entrance Porch

With door to:

Entrance Hall

With radiator, electric storage heater, cupboard housing boiler, loft access and doors to:

Living Room

With radiator, dual aspect with windows to front and sides aspects with secondary glazing, large opening to:

Dining Room

With radiator, dual aspect with windows to side and rear aspects with secondary glazing, door to:

Kitchen

Fitted with a range of base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, spaces for cooker, washing machine and fridge/freezer, storage cupboard, radiator, double glazed window with secondary glazing to rear aspect, door to rear garden and door returning to entrance hall.





Bedroom One

With radiator and double glazed window with secondary glazing to front aspect.

Bedroom Two

With radiator and double glazed window with secondary glazing to rear aspect.

Shower Room

Fitted with a suite comprising shower enclosure, pedestal wash hand basin, low level w.c, radiator and double glazed window to side.

Outside

To the front of the property there is a generous garden predominantly laid to lawn with a selection of shrubs, plant and trees. A pathway from the front door leads to the garage and driveway. The rear garden is mainly laid to lawn with a pathway leading to the greenhouse and is fully enclosed.

Garage

With personal door to side.

Agents Notes

1. Heating to the property is both LPG gas heating and electric storage heaters.
2. The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.
3. Please note that an AML fee is chargeable to the buyer 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.
4. We hereby disclose that the vendor of this property is a relative/associate of a member of staff at William H Brown. This declaration is made in accordance with the Estate Agents Act 1979.



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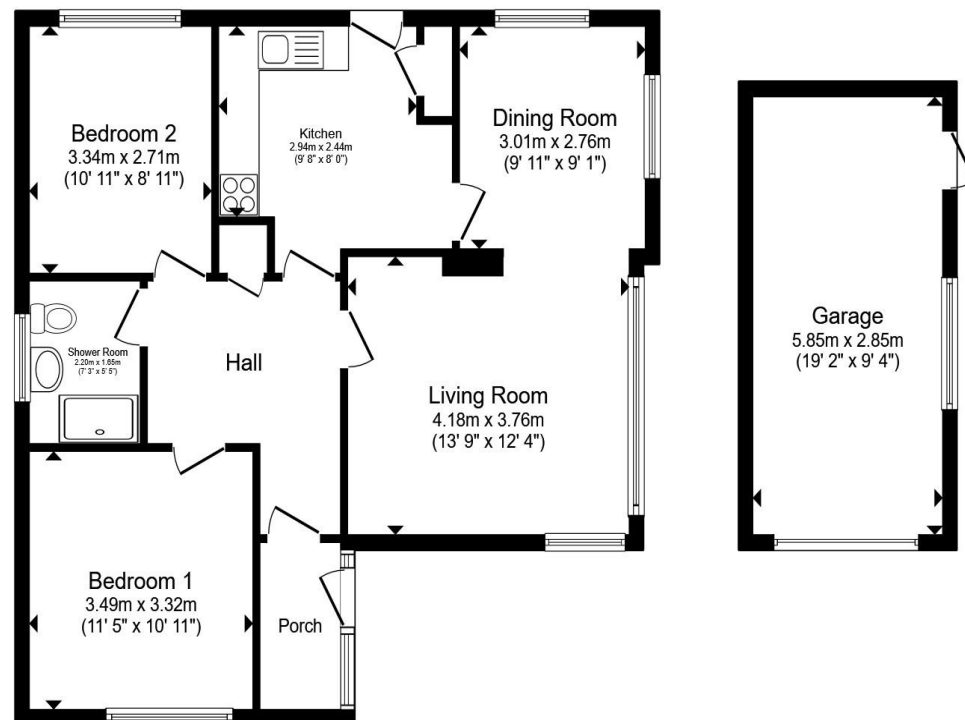
Pashford Close, Lakenheath

- No Onward Chain
- Updating & Improvement Required
- Detached Bungalow
- Living Room & Dining Room
- Two Bedrooms

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

offers over

£180,000



Floor Plan

Garage

Total floor area 86.4 m² (930 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:
MDH108950 - 0002

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