



# The Paddocks

Lakenheath, IP27

Price £240,000

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## Description

This well presented DETACHED BUNGALOW enjoys a prominent location upon a popular CUL-DE-SAC and is conveniently situated within CLOSE PROXIMITY to Lakenheath High Street amenities.

Upon entering the bungalow you will find a welcoming entrance hall which includes a useful storage cupboard in addition to an airing cupboard which houses a hot water cylinder. There is a lounge as well as a conservatory which overlooks an attractive rear garden.

The kitchen is fully fitted with a range of wall and base level units, sink unit and drainer, wall mounted oil boiler plus ample space for a fridge freezer, washing machine and cooker.

The internal accommodation is concluded by two double bedrooms and a shower room which comprises W.C, wash hand basin and shower cubicle.

Outside the bungalow benefits from front and rear gardens which are predominantly laid to lawn. There is a garage which boasts a front door and personal door access with ample off street parking space beside for 2 - 3 cars.

## Measurements

Lounge - 16'4" x 12'00"

Kitchen - 10'5" x 10'00"

Conservatory - 9'7" x 8'10"

Bedroom - 13'1" max x 10'5" max

Bedroom - 10'4" x 9'6"

## Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct

anti-money laundering checks on all potential buyers and sellers. Our trusted partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## Agents Note

Council Tax Band - West Suffolk, B.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

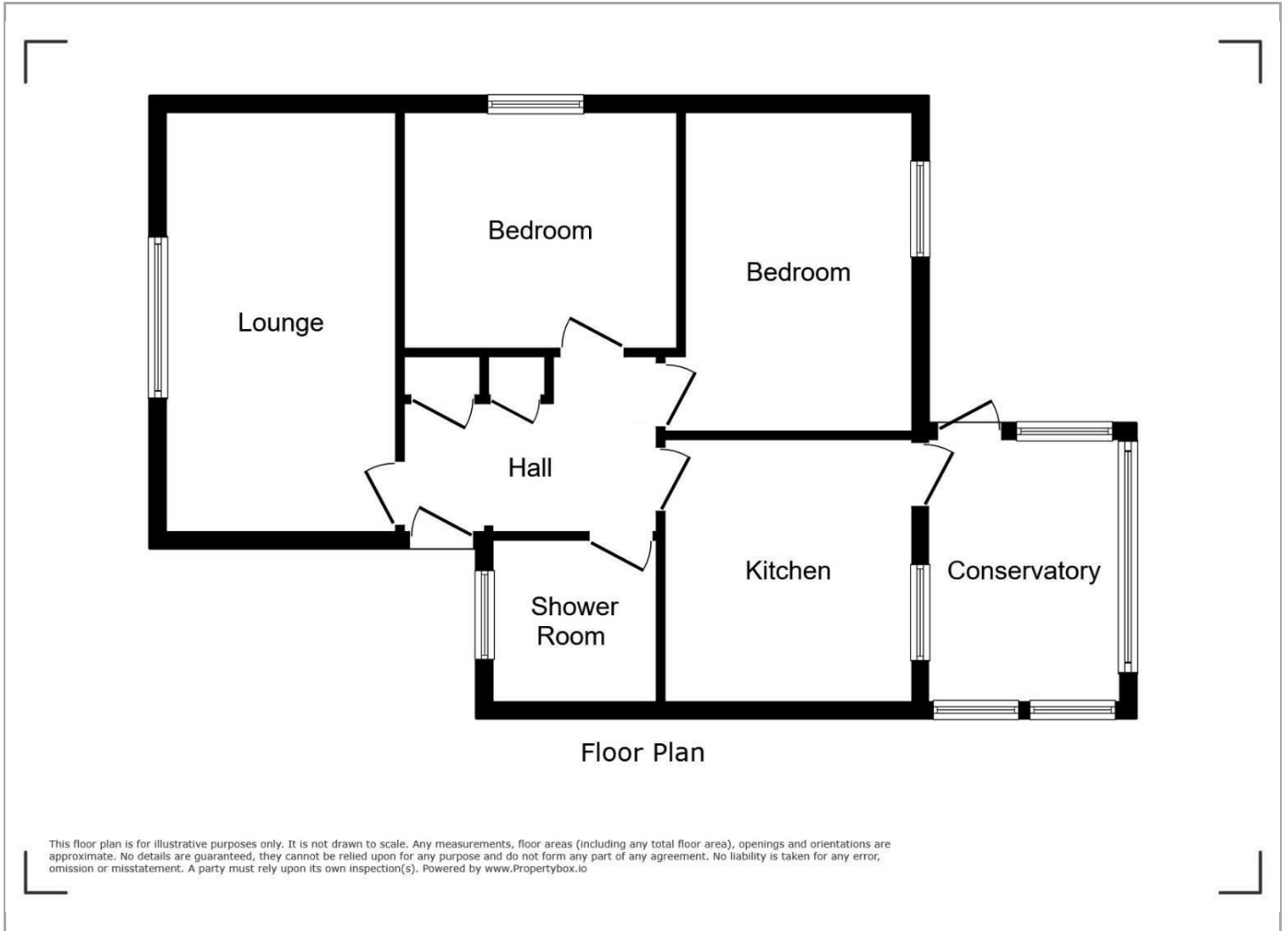
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

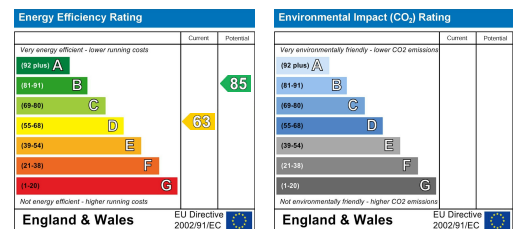
Tel: 01842 818282





## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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