



## Birch Crescent

Lakenheath, IP27

Guide price £230,000



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## Description

Guide Price £230,000 - £240,000. NO ONWARD CHAIN! This DETACHED BUNGALOW enjoys a SOUGHT AFTER LOCATION within the popular Woodlands estate and benefits from a GARAGE as well as ample off street parking.

Upon entering the bungalow you will find a fully fitted kitchen which offers a range of wall and base level units, 1.5 bowl stainless steel sink, integrated cooker, electric hob with extractor hood fitted over plus a useful pantry storage cupboard.

There is a bright, spacious lounge to the front of the bungalow in addition to two double bedrooms and a contemporary family bathroom comprising W.C, wash hand basin, bath with electric shower over and a heated towel rail.

Outside the property benefits from driveway off street parking in front of a garage, with electric door, power and light. The property is served by an oil fired central heating system with an oil tank outside, between the garage and a useful storage shed. There is a side access gate leading into an enclosed, non-overlooked rear garden which is predominantly laid to artificial lawn with a small block paved patio.

## Measurements

Lounge - 16'4" x 11'10"

Kitchen - 10'4" x 9'4"

Bedroom - 13'00" max x 10'4" max

Bedroom - 10'5" x 10'00"

Family Bathroom - 6'9" x 5'4"

Garage - 16'8" x 8'7"

## 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.

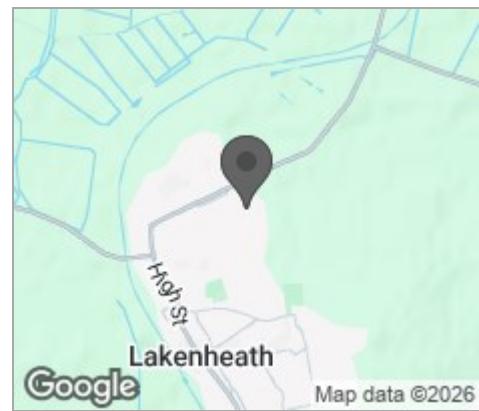
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

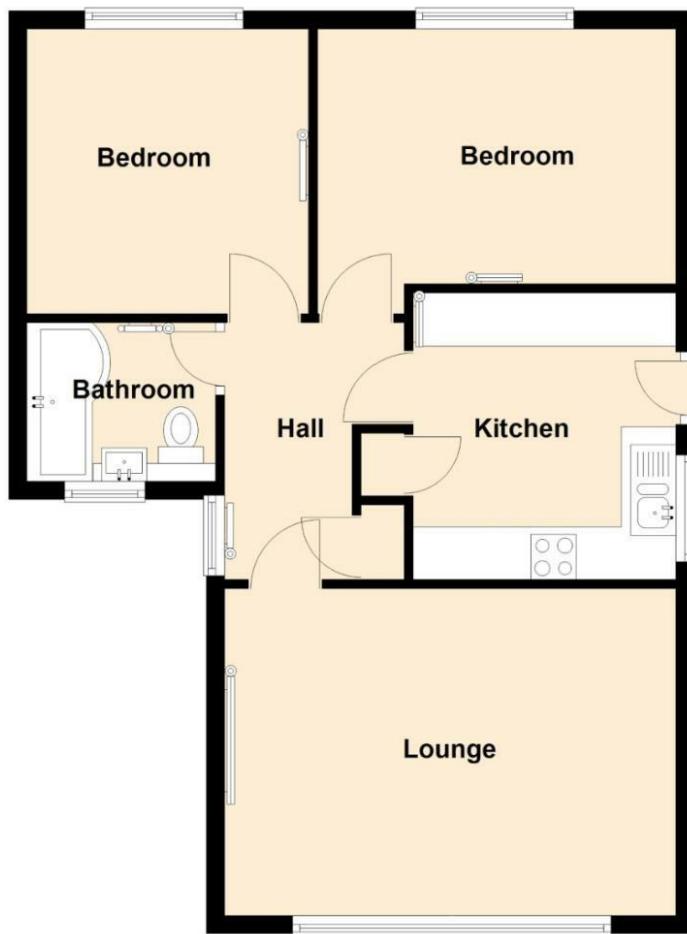
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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





## Ground Floor



## Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F2 plus)	A		
(61-91)	B		
(60-80)	C		
(55-68)	D		
(50-54)	E	61	73
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(F2 plus)	A		
(61-91)	B		
(60-80)	C		
(55-68)	D		
(50-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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