



# Warren Close

Lakenheath, IP27

Price £260,000

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## Description

This detached bungalow is available with no onward chain and offers an exciting opportunity to update and extend, subject to necessary planning permissions. The property enjoys a generous sized rear garden and is conveniently located within walking distance (0.4 miles) of Lakenheath High Street shops and amenities.

The living accommodation consists of a lounge, with an attractive brick feature fireplace, and a spacious kitchen/dining room which offers a range of wall and base level units, 1.5 bowl sink and draining board and an integrated Bosch cooker with electric hob and extractor hood fitted over. There is also a door leading into a small lean to which is currently in a state of disrepair and will need renovating or removing entirely.

The bungalow boasts three well-proportioned bedrooms, whilst the internal accommodation is concluded by a family bathroom comprising W.C, wash hand basin, bath with shower attachment over and a heated towel rail.

Outside, the property offers ample off street parking upon a block paved driveway, with a side access gate leading into a generous sized rear garden. There is also a garage, with up and over front door, offering useful storage space, however the rear wall has been deconstructed.

The property is served by an oil fired central heating system with an external boiler and oil tank located within the rear garden.

## Measurements

Lounge - 14'4" max x 12'4" max

Kitchen/ Dining Room - 19'8" x 9'10"

Lean To

Bedroom - 12'5" max x 10'11" max

Bedroom - 11'4" x 9'6"

Bedroom - 9'4" x 8'3"

Family Bathroom - 9'10" x 5'5"

## 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. We have partnered with Coadjute who 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, C.

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

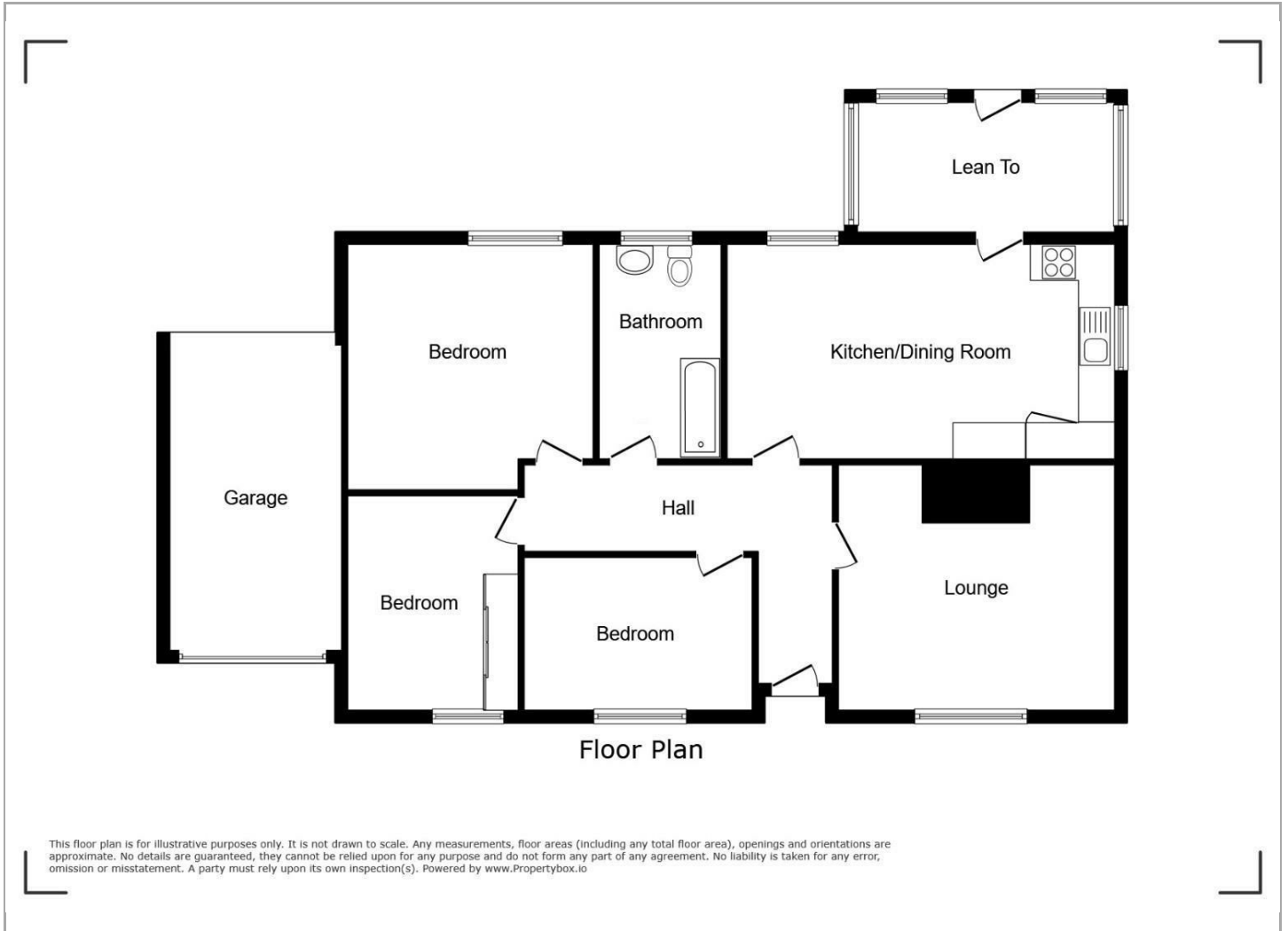
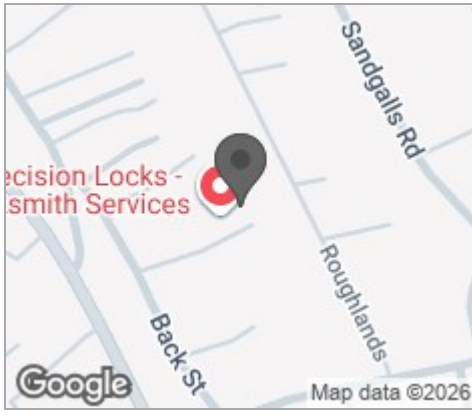
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

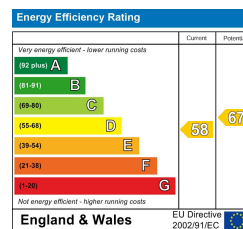
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## Viewing

Please contact our Mildenhall Office on 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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