MOLYNEUX
ESTATE AGENTS

Roebuck Drive

Lakenheath, IP27

Guide price £180,000

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Description

Guide Price £180,000 - £190,000!

This impressive, end-terraced bungalow is exceptionally well presented throughout and is conveniently located within a mile of High Street shops and amenities. The property benefits from modern internal accommodation in addition to attractive front and rear gardens.

The property offers a modern, open plan kitchen and dining room, featuring a range of wall and base level units, 1.5 bowl sink and drainer, useful pantry storage cupboard, integrated cooker with an electric hob and extractor hood fitted over plus ample space for a fridge freezer and washing machine. The dining area also enjoys windows to the side and rear, allowing natural light to flood inside, as well as a door leading outside to the rear garden.

There is a lounge to the front of the bungalow, plus two double bedrooms and a contemporary family bathroom comprising W.C, wash hand basin, bath with electric shower fitted over and a chrome towel radiator.

Outside, the property benefits from a front garden which is enclosed by a low level picket fence and has been shingled for ease of maintenance. There is a patio pathway leading to the front door as well as a side gate providing access into the fully enclosed rear garden.

The garden is predominantly laid to lawn, with a modern patio area for seating/ entertaining, and also offers a rear access gate. The oil tank is located within the garden as well as the external combination oil boiler which was installed in 2017 and has been regularly serviced, including 2026.

The property includes one allocated parking space, as well as the potential for another should it be required.

Measurements

Lounge - 15'10" max x 10'9" max

Kitchen - 10'11" max x 8'11" max

Dining Room - 8'10" x 8'02"

Bedroom - 11'10" max x 9'11" max

Bedroom - 9'3" x 7'11"

Family Bathroom - 7'7" x 4'11"

Anti-money Laundering 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 compliance 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.

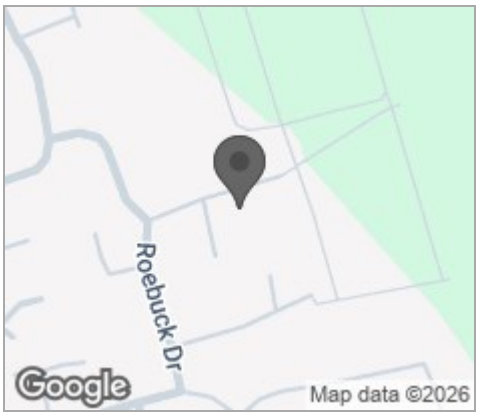
Whilst we intend to make our particulars as accurate as

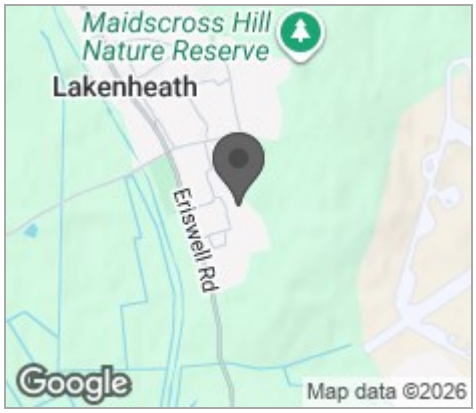
possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

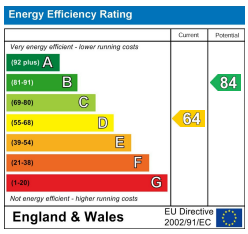


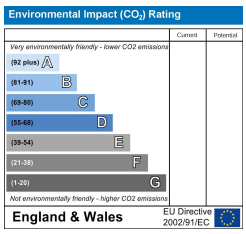


This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Viewing

Please contact our Mildenhall Office on 01638 474164 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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