MOLYNEUX
ESTATE AGENTS

Mayfields

Lakenheath, IP27

Guide price £220,000

2 1 2 E

Mayfields

Lakenheath, IP27

Guide price £220,000

Description

Guide Price £220,000 - £230,000.

This detached bungalow is available with no onward chain and enjoys a cul de sac location just a short walk (approx 0.6 miles) from Lakenheath village high street, shops and amenities.

The property comprises a welcoming, central entrance hall providing access into two double bedrooms, lounge, fully fitted kitchen and a shower room. There is also a conservatory to the rear of the bungalow, overlooking a well maintained wrap-around garden.

The kitchen offers a range of wall and base level units, stainless steel sink and drainer, useful pantry storage cupboard plus ample space for appliances. The kitchen is also home to an oil boiler, which serves the oil fired central heating system, and an airing cupboard housing the hot water cylinder.

The shower room comprises W.C, wash hand basin and electric shower cubicle.

Outside, the bungalow includes a detached garage, with window to rear, and driveway off street parking space in front, in addition to a wrap around garden to the rear and sides of the property which is predominantly laid to lawn and includes the oil tank and a useful storage shed.

Measurements

Lounge - 14'00" max x 11'11" max

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

Conservatory - 12'2" x 9'9"

Bedroom - 11'1" max x 9'10" max

Bedroom - 10'8" x 9'11"

Shower Room - 6'9" x 5'10"

Anti-money Laundering & 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.

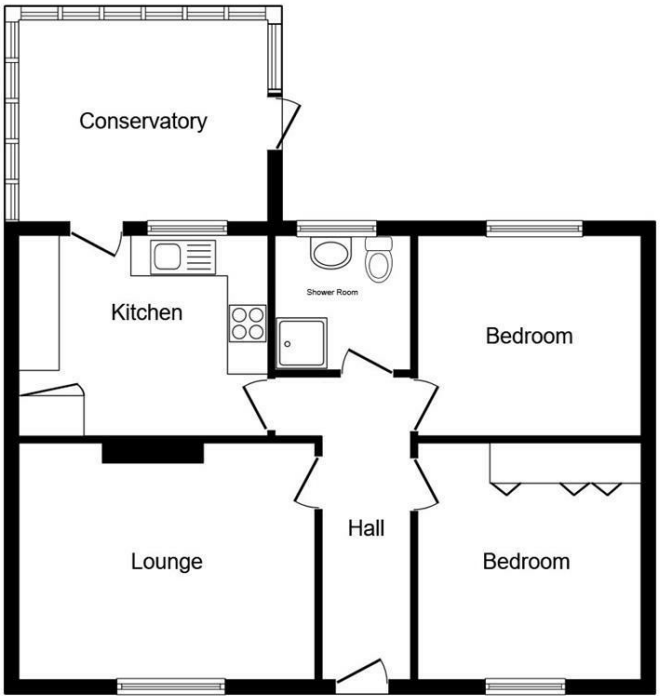
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are

Tel: 01638 474164

detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

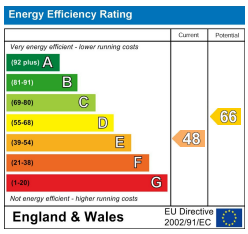
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

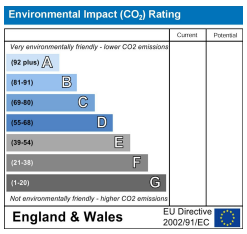


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

16 HIGH STREET, MILDENHALL, IP28 7EQ
TEL: 01638 474164 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**