MOLYNEUX
ESTATE AGENTS

Broom Road Close

Lakenheath, IP27

Price £260,000

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Description

Nestled in the desirable cul-de-sac of Broom Road Close in Lakenheath, this well presented detached bungalow is offered with NO ONWARD CHAIN. Spanning an impressive 969 square feet, the property boasts a spacious lounge/ dining area, ideal for both relaxation and entertaining. The brand new kitchen is a delightful addition, providing a modern space for culinary pursuits.

This bungalow features three well-proportioned bedrooms, with one conveniently offering direct access to the enclosed rear garden, allowing for a seamless indoor-outdoor living experience. The modern shower room is designed with contemporary fixtures, ensuring a refreshing start to your day.

The property benefits from sealed unit UPVC windows and doors, enhancing energy efficiency and security. Modern electric radiators provide warmth throughout the home, making it a cosy retreat in all seasons.

For those with vehicles, the property includes ample parking for multiple vehicles, along with a garage for additional storage or workshop space. The rear garden is predominantly laid to lawn, complemented by bark borders and a shingled area behind the garage, creating a tranquil outdoor space for relaxation or play.

Offered with no onward chain, this bungalow presents an excellent opportunity for buyers seeking a peaceful village lifestyle. Internal viewings are now available, and we invite you to contact Molyneux Estate Agents to arrange your visit to this delightful home.

Measurements

Lounge/ Diner - 24' 2" x 15' 10" max

Kitchen - 13' 4" max x 11'

Inner Hall

Bedroom 1 - 13' 4" x 9' 10"

Bedroom 2 - 10' 1" x 8' 7"

Bedroom 3 - 10' 2" x 8' 1"

Shower Room - 7' 11" x 5' 1"

Garage - 9' 3" x 8' 4"

Agents Note

Council Tax Band - C

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.

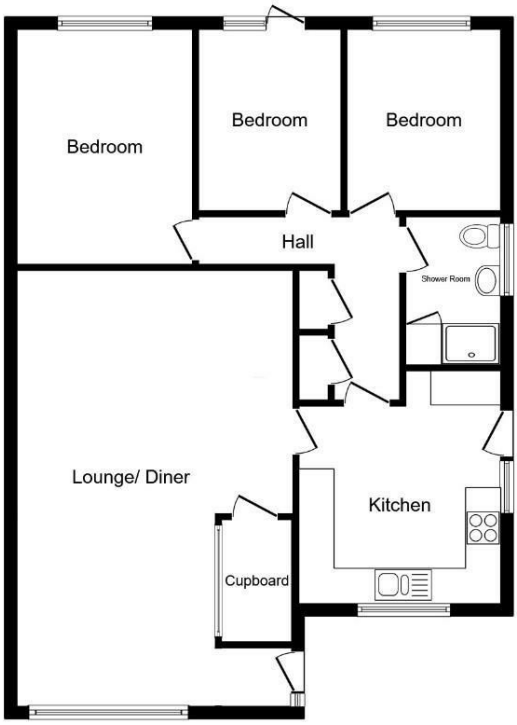
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers.

Tel: 01842 818282

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.

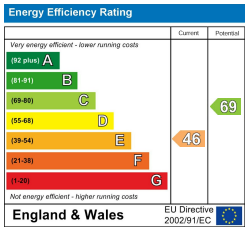


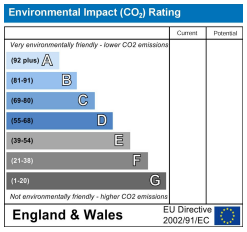
Floor Plan

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

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ
TEL: 01842 818282 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**