MOLYNEUX
ESTATE AGENTS

Wingfield Avenue

Brandon, IP27

Price £220,000

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Description

This well presented semi-detached bungalow offers contemporary accommodation within the popular Lakenheath village and would be ideal for, but is not limited to, first time buyers!

Upon entering the bungalow you will find a welcoming entrance hall which provides access to all of the rooms and includes an access hatch into the loft space above. There is a lounge to the front of the bungalow and two well proportioned bedrooms which both benefit from built in storage.

The property includes a stunning kitchen which offers a range of wall and base level units, pantry storage cupboard, 1.5 bowl stainless steel sink plus an integrated cooker with electric hob and extractor hood above. The kitchen leads immediately into a conservatory which features a recently insulated ceiling so that it can be enjoyed all year round, as well as a patio door leading outside into the garden.

The internal accommodation is concluded by a family bathroom comprising W.C, wash hand basin, heated towel rail and a bath with a shower attachment over.

Outside, the bungalow includes driveway off street parking and a front garden which has been shingled for ease of maintenance. There is a fully enclosed rear garden which is predominantly laid to lawn with a patio for seating/ entertaining, a useful timber storage shed and a brick built storage shed. The boiler and oil tank are also located in the rear garden and serve an oil fired central heating system.

Measurements

Lounge - 13'9" max x 11'4" max

Kitchen - 12'3" max x 8'6" max

Conservatory - 9'5" x 8'5"

Bedroom - 12'9" max x 11'9" max

Bedroom - 11'11" max x 7'1" max

Family Bathroom - 6'1" x 5'5"

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, A.

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.

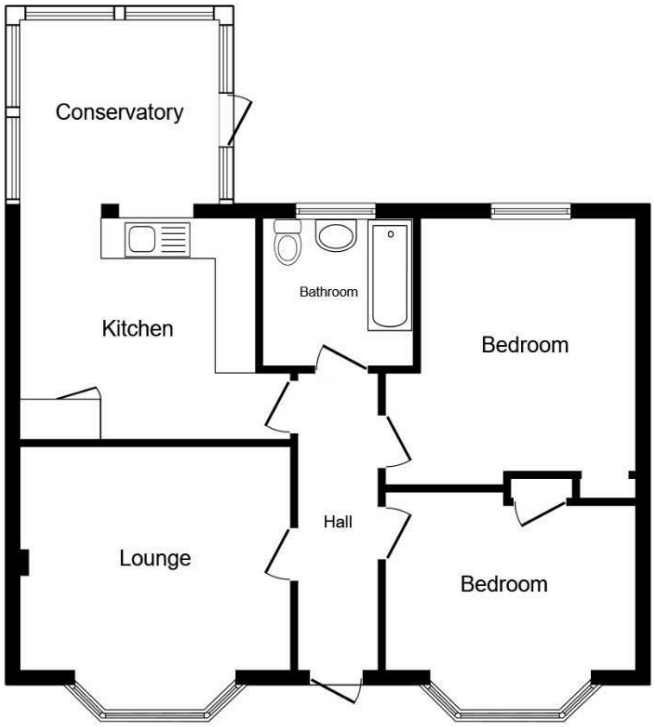
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

Tel: 01638 474164

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.

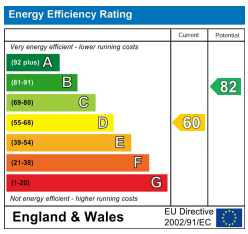


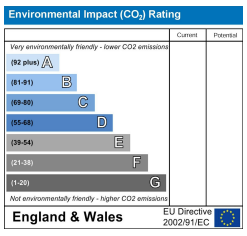
Floor Plan

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 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**