



Snowdrop Road

Lakenheath, IP27

Price £210,000

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## Description

Situated on Snowdrop Road in Lakenheath, this modern detached house, built in 2024, presents an excellent opportunity for first-time buyers or savvy investors, with a prospective rental income of £1250pcm. Spanning 710 square feet, the property is offered with no onward chain, ensuring a smooth transition for its new owners.

Upon entering, an entrance hall has stairs leading to the first floor, where a landing includes a built in cupboard that houses the energy efficient air source heating system, ensuring comfort throughout the season, and a ceiling hatch for access in to loft space.

The property enjoys spacious open-plan kitchen and lounge area, which is perfect for both entertaining and everyday living. The lounge features a delightful Juliet balcony, allowing natural light to flood the space and providing a lovely view of the surroundings.

The home boasts two well-proportioned bedrooms, one of which benefits from an ensuite shower room, while a family bathroom serves the other bedroom and guests alike.

The property has energy efficient argon filled double glazing with additional sound proofing, as well as 8 years remaining on the new build warranty.

For those with vehicles, there is ample parking available, including a carport providing a covered parking space, with an electric vehicle charging point, along with an additional allocated parking space.

A side gate leads to a small shingled garden area, complete with a wooden shed for storage. This delightful home combines modern living with practical features, making it a must-see for anyone looking to settle in this desirable location. Don't miss the chance to make this lovely house your new home.

## Measurements

Entrance Hall & Stairs to first floor landing

Open Plan Kitchen/ Living Room - 19' 7" x 11' 11" plus door recess

Bedroom - 12' 1" max x 11' 11" max with built in cupboard

Bedroom - 10' 5" x 8' 8" plus door recess

En- Suite Shower Room - 6' 8" x 4'

Bathroom - 6' 8" max x 6' 2" max

## Agents Note

Council Tax Band - 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.

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

Tel: 01842 818282

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.

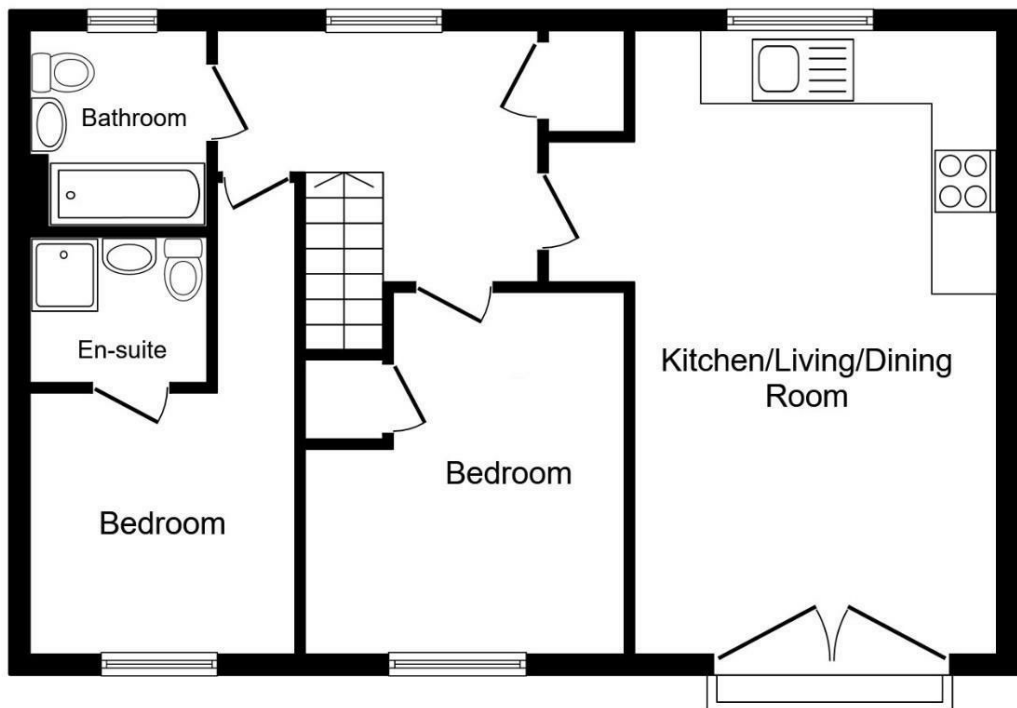
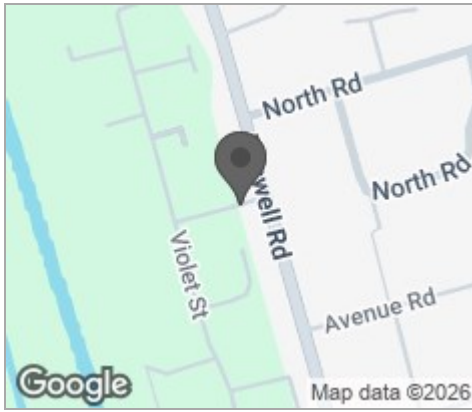
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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.

Please note the internal images used were taken prior to the current tenants moving in.

The property has an annual management fee of approx. £500 per annum.



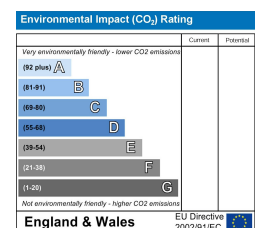
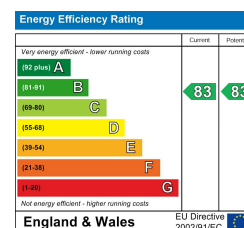


Floor Plan

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](http://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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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