



AMIS COURT | LAKENHEATH

*Walking Distance to Local Amenities*

Guide Price £168,000 Freehold

## FEATURES

- CHAIN FREE
- Walking distance to Playing Field & Pavilion
- Parking for two cars on drive to the front of the property
- Enclosed rear garden
- Lakenheath Primary School & Shops within Easy Reach
- Ideal first home or buy to let property
- \*Pictures taken before current tenancy
- Oil Central Heating

## DESCRIPTION

CHAIN FREE - Two bedroom terraced house situated in Lakenheath. Walking distance to local shops, schools and playing fields. Comprising of entrance hall, living room, kitchen/diner and conservatory/lean to the rear. Upstairs offers two bedrooms and a bathroom. Parking for two cars on private drive to the front of the property.



### Entrance Hall

Stairs to first floor.

**Lounge 13'0" x 12'8" (3.98m x 3.87m)**

Window to front, Storage cupboard.



## ACCOMMODATION

### **Kitchen/Diner 12'7" x 9'5" (3.86m x 2.88m )**

Range of wall and base units, Space for white goods , Window to side aspect and sliding patio doors into conservatory/sun room.

### **Conservatory/Sun Room 12'1" x 8'8" (3.69m x 2.65m)**

Doors to rear garden.

### **Landing**

Double airing cupboard.

### **Bedroom 1 12'8" x 10'0" (3.87m x 3.07m)**

Window to front aspect.

### **Bedroom 2 9'8" x 6'9" (2.96m x 2.06m)**

Window to side aspect.

### **Bathroom**

Pedestal sink, Low level WC, Panel bath with shower over, part tiled walls with window to rear aspect.

### **Outside**

Drive with parking for 2 cars to the front of the property and enclosed rear garden mainly laid to lawn with pathway and gated access.









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Council Tax Band : A

**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

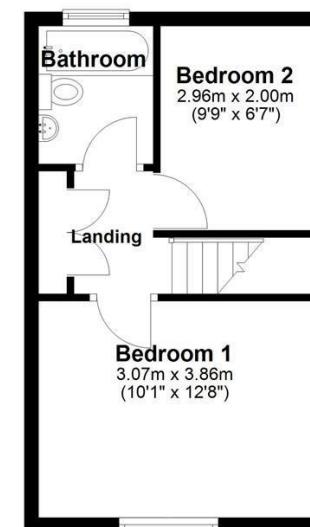
**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

**Ground Floor**  
Approx. 38.8 sq. metres (417.7 sq. feet)



**First Floor**  
Approx. 26.9 sq. metres (289.3 sq. feet)



Total area: approx. 65.7 sq. metres (706.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			