Clarke Philips

Estate Agents & Property Management







£1,250 Per Month

3 AMIS COURT | BRANDON | IP27 9AN

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Well-Presented Two-Bedroom Semi-Detached Home – Lakenheath

Recently Redecorated | Newly Fitted Bathroom Suite | Allocated Parking | Enclosed Rear Garden | Ideal for USAF Personnel | Pets Considered

Clarke Philips are pleased to offer this well-presented, two-bedroom semi-detached home, conveniently situated within the popular village of Lakenheath.

The property has recently undergone redecoration throughout and benefits from a newly fitted bathroom suite, offering fresh and comfortable living accommodation.

Entrance Hall
Stairs to first floor.

Lounge 13'0" x 12'8" (3.98m x 3.87m)
Window to front, Storage cupboard.

Kitchen/Diner 12'7" x 9'5" (3.86m x 2.88m)
Range of wall and base units, Space for white goods (can be supplied subject to negotiation), 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.

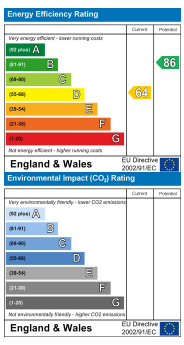
Bedroom 1 12'8" x 10'0" (3.87m x 3.07m)
Window to front aspect.

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
Allocated parking for 2 cars and enclosed rear garden mainly laid to lawn with pathway and gated access.

Directions



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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.