



Violet Street, Lakenheath, Brandon, IP27 9FN

welcome to

Violet Street, Lakenheath, Brandon

25% SHARED OWNERSHIP OPPORTUNITY! Sitting on the popular Liberty Gate development, this stylish shared ownership home offers MODERN LIVING with two bedrooms, AIR SOURCE HEATING, a private rear garden and the remainder of its NEW HOMES WARRANTY!

Summary

Looking for an affordable way to step onto the property ladder without compromising on style? Constructed within the last two years and forming part of the popular Liberty Gate development, this beautifully presented semi-detached shared ownership home offers all the benefits of modern living in a fantastic location.

Designed with energy efficiency and low-maintenance living in mind, the property benefits from air source heating, a high EPC rating and the remainder of its new homes warranty, giving complete peace of mind for years to come.

Inside, the accommodation is bright, contemporary and thoughtfully designed. A welcoming entrance hall leads to a sleek, modern kitchen, a handy downstairs cloakroom and a spacious living room, offering the perfect space to relax, entertain or simply unwind after a busy day.

Upstairs, you'll find two generously proportioned bedrooms alongside a stylish family bathroom, creating comfortable accommodation that's perfectly suited to first-time buyers, young professionals or small families.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing and radiator.

Downstairs Cloakroom

With W.C, wash hand basin with mixer tap over, window to front and radiator.

Lounge

With built in storage cupboard, window to rear, door to rear and two radiators.

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, integrated oven and hob with extractor over, space and plumbing for washing machine, space for fridge/freezer, window to front and radiator.

First Floor Landing

With built in airing cupboard.

Bedroom One

With two windows to front and radiator.

Bedroom Two

With window to front and radiator.

Bathroom

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, window to rear and radiator.





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Violet Street, Lakenheath, Brandon

- 25% Shared Ownership Opportunity
- Modern Semi-Detached House
- Two Good Sized Bedrooms
- Downstairs Cloakroom & Upstairs Bathroom
- Enclosed Rear Garden
- Popular Village Location
- A Fantastic First Step onto the Property Ladder
- Viewing Essential!

Tenure: Leasehold EPC Rating: B

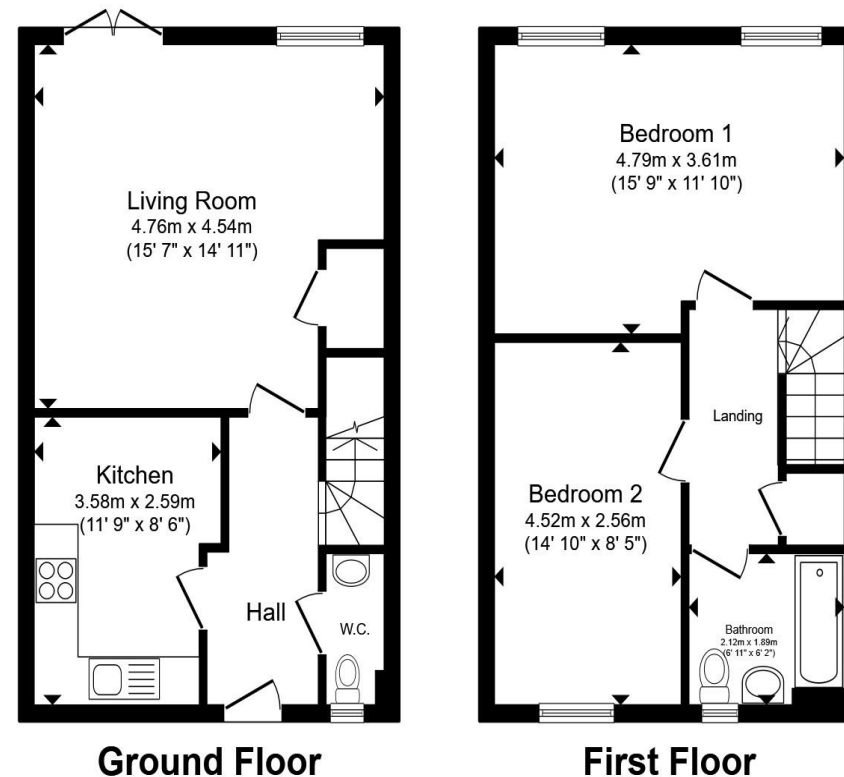
Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£62,000



Total floor area 78.8 m² (849 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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


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Property Ref:
BRD111145 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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