

9 Spruce Close - Offers In Excess Of £220,000

Raf Lakenheath Brandon IP27 9RQ

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Offers In Excess Of £220,000

The Property

Offered for sale is this well-presented two bedroom freehold property, benefitting from off street parking, front and rear gardens, UPVC double glazing and air source central heating.

The accommodation comprises an entrance porch leading into the entrance hall, which includes useful storage. The ground floor offers a spacious lounge/diner and a refitted kitchen fitted with vinyl laminate flooring, ceramic hob with extractor, integrated dishwasher, space for washing machine and dryer, and stainless steel sink with mixer tap.

To the first floor, there are two bedrooms, with bedroom two benefitting from a fitted cupboard. The bathroom is fitted with a P-shaped bath with shower over, WC, hand basin set within a vanity unit, chrome towel rail, mirror and spotlights.

A useful store room is accessed from bedroom two and offers potential for use as a small study or walk-in dressing room, subject to individual requirements.

Outside, the property has a rear garden with bin store, small patio area and lawn. To the front, there is a gravel driveway providing off street parking for approximately 2-3 cars.

Further benefits include Council Tax Band A and estimated broadband availability of standard and fibreoptic services. Early viewing is recommended.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

Agent Notes

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

Why The Vendors Love it!

A lovely estate in a great location, but tucked into just the right spot to keep things nice and peaceful.

Why We Love It!

The outside space is a real winner - bringing the indoors out and adding even more room to enjoy. Perfect for warm evenings (we could do with a few more of those!) or listening to the rain while staying nice and dry make it a relaxing space to end those hectic days!

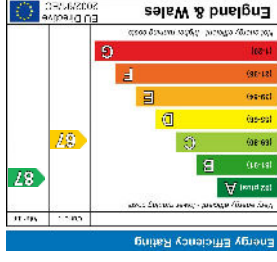
Features

- FREEHOLD PROPERTY
- OFF STREET PARKING FOR 2-3 CARS
- REAR GARDENS
- AIR SOURCE CENTRAL HEATING
- UPVC DOUBLE GLAZED DOORS AND WINDOWS
- REFITTED KITCHEN
- LOUNGE/DINER
- TWO BEDROOMS
- MODERN BATHROOM WITH SHOWER OVER BATH
- USEFUL STORE ROOM WITH POTENTIAL AS STUDY OR DRESSING ROOM





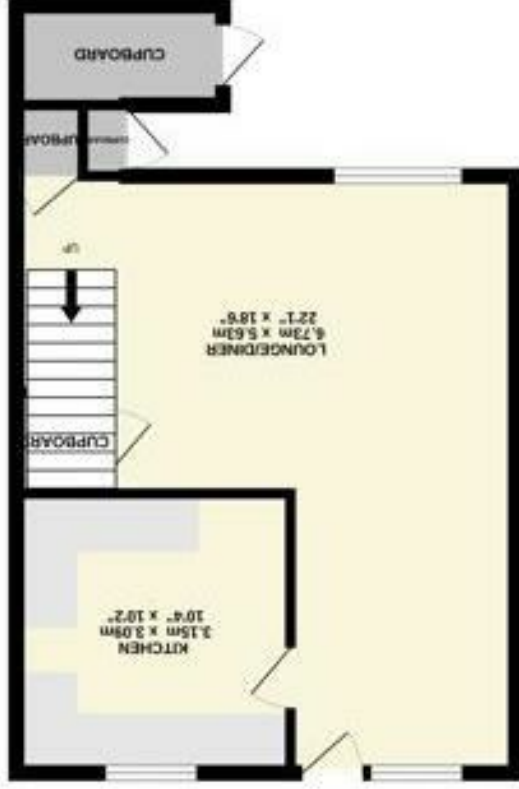
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



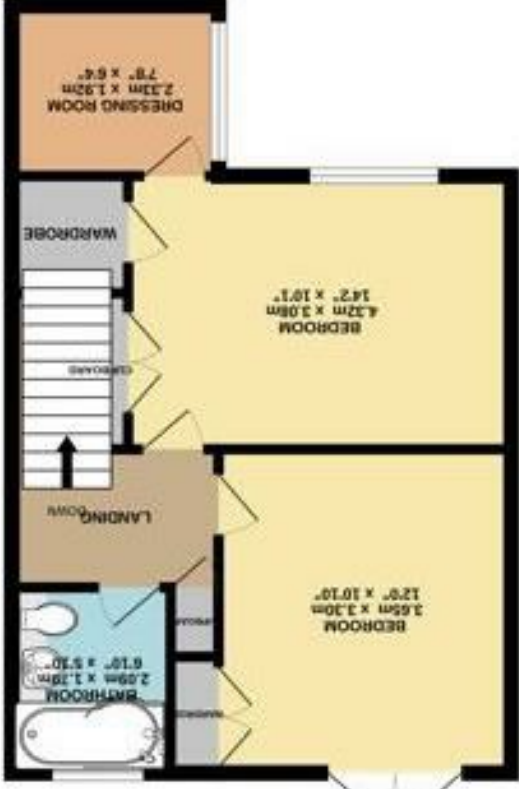
Please note: The energy efficiency rating is based on the Energy Performance Certificate (EPC) for the property. The rating is a measure of the property's energy efficiency, with A being the most efficient and G being the least efficient. The rating is based on the property's energy consumption, which is measured in kilowatt-hours (kWh) per year. The rating is also based on the property's carbon dioxide emissions, which are measured in tonnes per year.



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GROUND FLOOR
41.5 sq.m. (447 sq.ft.) approx.



1ST FLOOR
42.4 sq.m. (456 sq.ft.) approx.