



Victoria Close

West Row, IP28

£250,000

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Description

This EXCEPTIONALLY WELL PRESENTED home would be ideal for FIRST TIME BUYERS and INVESTMENT to local USAF personnel! The property is well situated in a popular VILLAGE LOCATION and benefits from a MODERN electric air source heating system.

Downstairs comprises of a welcoming entrance hall with ample space to remove coats and shoes, cloakroom with W.C and wash hand basin, lounge with generous understairs storage cupboard and French doors leading to an attractive rear garden. There is also a MODERN kitchen which features a range of wall and base level units, stainless steel sink unit, INTEGRATED dishwasher and washing machine as well as a cooker with electric hob and extractor hood over and space for a fridge freezer.

Upstairs there are three generous bedrooms with an EN SUITE to the master which features a shower cubicle, W.C and wash hand basin. There is a family bathroom with W.C, wash hand basin, bath and shower over as well as an airing cupboard on the landing and loft access.

Outside, the rear garden is predominantly laid to lawn and benefits from a recently upgraded patio area which would be ideal for seating/ entertaining. There is also CAR PORT/ driveway off street parking with personal access via a gate in the rear garden which leads to a UPVC door at the rear of the car port.

West Row is approx. 3 miles from Mildenhall, 10 miles from Newmarket, 17 miles from Bury St Edmunds and 24 miles from Cambridge.

Measurements

Cloakroom W.C - 6'01" x 3'11"

Lounge - 17'03" max x 16'09" max

Kitchen - 11'03" max x 8'10" max

Bedroom - 11'03" max x 10'01" max

En Suite - 7'06" x 5'01"

Bedroom - 10'01" x 9'08"

Bedroom - 8'10" x 8'09"

Family Bathroom - 6'08" x 6'02"

Agents Note

Council Tax Band - C (West Suffolk)

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.

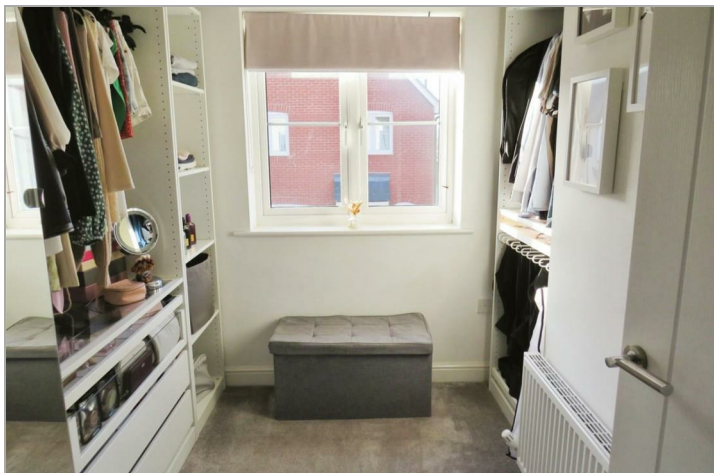
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

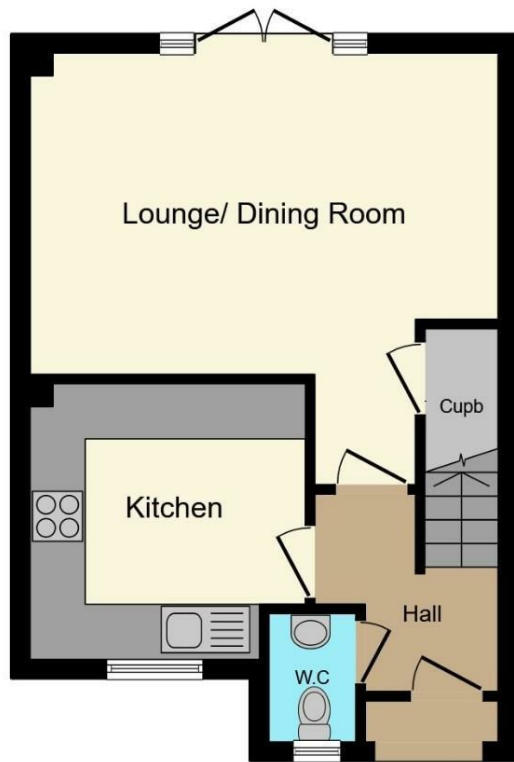
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

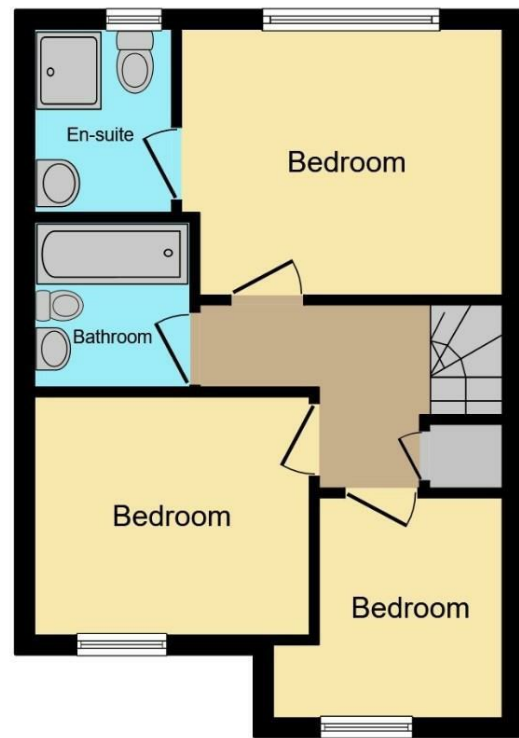
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor

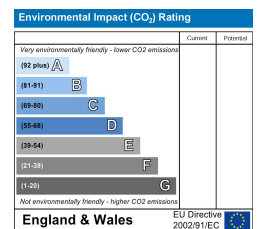
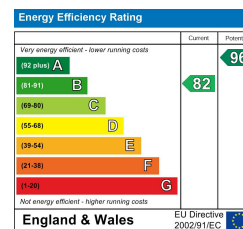


First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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