



The Presidents

Beck Row, IP28

Price £300,000

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Beck Row, Bury St. Edmunds, IP28

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Description

This property is offered with NO ONWARD CHAIN and would be IDEAL for a FAMILY HOME or INVESTMENT to the local USAF personnel. The house is situated in a pleasant CUL DE SAC location, in close proximity to local shop and amenities, and is exceptionally WELL PRESENTED throughout making it ready to move straight into!

The accommodation is spread across three stories, and comprises of a welcoming and spacious OPEN PLAN L-shaped lounge/ kitchen/ diner downstairs with doors to the rear garden. The kitchen features a range of wall and base level units, ceramic 1.5 unit sink, INTEGRATED cooker with electric hob and extractor hood over, space for fridge freezer as well as INTEGRATED dishwasher and washing machine. There is also a cloakroom downstairs as well as SEPARATE DINING ROOM which could also be used as a study. This room also offers doors to the rear garden.

The first floor offers three good sized bedrooms, one of which could be used as an upstairs sitting room if desired, as well as a MODERN family bathroom which includes W.C, wash hand basin, bath and shower over.

The second floor includes two further bedrooms, both of which benefit from BUILT IN STORAGE as well as EN SUITE SHOWER ROOMS which offer shower cubicle, W.C and wash hand basin.

Outside there is an ATTRACTIVE fully enclosed rear garden with expansive patio area for seating/ entertaining. There is side access on both sides of the house as well as a driveway for off street parking and GARAGE with electric up and over door. The remainder of the garden is laid to lawn and the garden also includes a green house which will stay for the new owners.

Viewing is highly recommended through sole selling agent Molyneux Estate Agents.

Measurements

L Shaped Kitchen/ Lounge/ Diner - 23'04" max x 23'00" max

Dining Room/ Study - 10'03" x 8'11"

Cloakroom

Stairs to First Floor Landing

Family Bathroom - 7'11" x 6'11"

Bedroom/ Upstairs Sitting Room - 15'01" max x 12'10" max

Bedroom - 10'00" x 8'11"

Bedroom - 12'00" x 7'05"

Stairs to Second Floor Landing

Bedroom - 13'11" max x 12'00" max (sloped ceiling restricts head height at max)

En Suite Shower Room

Bedroom - 12'03" max x 10'07" plus bay for window in sloped ceiling (sloped ceiling restricts head height at max)

En Suite Shower Room

Agents Note

There is a management charge of approx £120 per annum which is payable to Chamonix Estates.

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

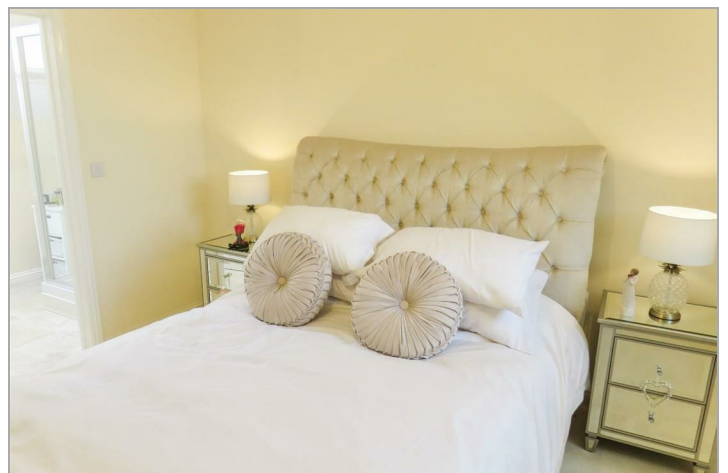
Tel: 01842 818282

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.





Ground Floor



First Floor

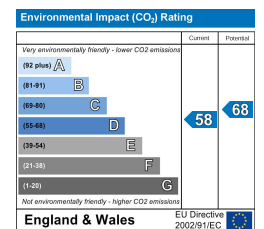
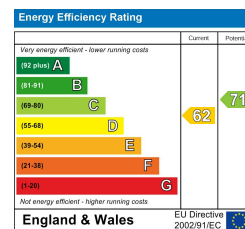


Second Floor

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows, and other features are approximate. Unauthorized reproduction prohibited. © 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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