



PARKSIDE

BECK ROW, BURY ST EDMUNDS, SUFFOLK, IP28 8BJ

£1,350 PCM

Chilterns

EXCELLENT RENTAL OPPORTUNITY FOR USAF MEMBERS! A well presented detached four bedroom house with gardening service included. Now Available to View!

This spacious detached four bedroom house is now available to immediately rent and represents an excellent opportunity to USAF members seeking a long term home to settle into from our long established professional landlord.

This home boasts four bedrooms and one and a half bathrooms. The good size ground floor living space comprises a lounge and a modern contemporary kitchen with dining area. This beautifully fitted kitchen includes some integrated appliances and there is a laundry room off. The ground floor has all hard floors, great for avoiding allergies and there are wood laminates as well as tile. The first floor is carpeted and all bedrooms have fitted closets. A full oil fired heating system has been installed throughout the property and there is Upvc double glazing.

This property enjoys a large garden, but this is for your enjoyment as these gardens are regularly maintained for you. To the front there is a large driveway for parking several vehicles and a useful detached garage.

Services: All mains services are believed to be connected to the property.

Local Authority: West Suffolk

Council Tax: - D





SITUATION & LOCATION

Beck Row is a popular village with the usual day to day amenities and is excellently placed near to Mildenhall Town, with easy access to both Mildenhall and Lakenheath bases.

ENTRANCE HALL

With Upvc sealed unit double glazed door; coir entrance mat; laminate flooring; radiator; staircase leading to first floor; under stairs storage cupboard.

CLOAKROOM

W.C, wash hand basin, Upvc double glazed window; tiled floor.



KITCHEN/DINING AREA

6.270m x 3.713m (20' 7" x 12' 2") Exceptionally well fitted with newly installed range of matching kitchen units with work surfaces over incorporating stainless steel sink unit, integrated dishwasher, oven and hob with extractor canopy over; splash tiling; Upvc sealed unit double glazing; laminate and tiled flooring; two radiators; vertical blinds.

UTILITY ROOM

Plumbing for automatic washing machine (US spec), vent for tumble drier, larder cupboard, tiled flooring, UPVC double glazed window and door to rear garden.

LOUNGE

5.429m x 3.189m (17' 10" x 10' 6") Upvc sealed unit double glazed window, laminate flooring, two radiators; vertical blinds.

LANDING

Fitted carpet, airing cupboard with pressurized hot water cylinder, access to loft space, radiator; upvc sealed unit double glazed window.





BEDROOM 1

3.994m x 3.176m (13'1" x 10' 5") Upvc sealed unit double glazed window, fitted carpet, built in double wardrobe; radiator fitted carpet.

BEDROOM 2

3.815m x 2.776m (12'6" x 9' 1") Upvc sealed unit double glazed window, fitted carpet, built in storage cupboard, radiator.

BEDROOM 3

3.168m x 2.501m (10'5" x 8' 2") Upvc sealed unit double glazed window, built in storage cupboard; radiator; fitted carpet.

BEDROOM 4

2.354m x 2.518m (7'9" x 8' 3") sealed unit double glazed window, radiator, fitted carpet, built in wardrobe cupboard.

BATHROOM

Panelled bath with electric shower over, wash hand basin, W.C, towel radiator, Upvc sealed unit double glazed window.

OUTSIDE

A driveway leads to the detached brick built garage. There is good parking at the front for several vehicles. The rear garden is of a large size and is mainly laid to lawn with a variety of trees and a concrete patio area. The gardens are maintained on a regular basis and this is included within the rent.

AGENT NOTE

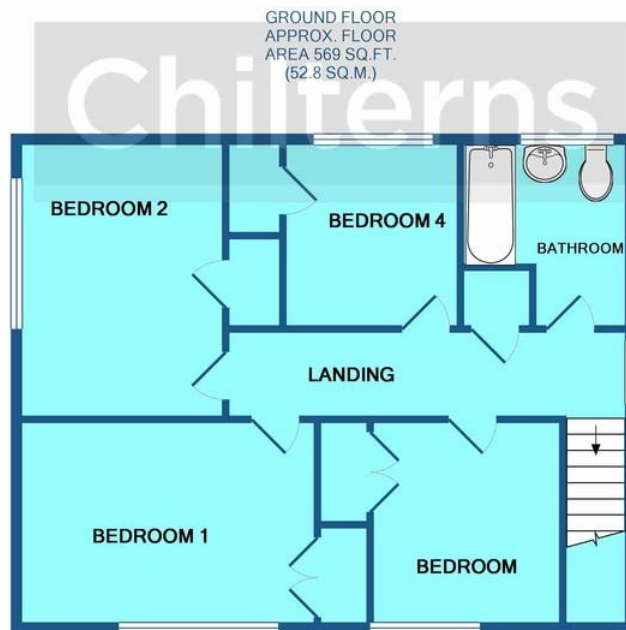
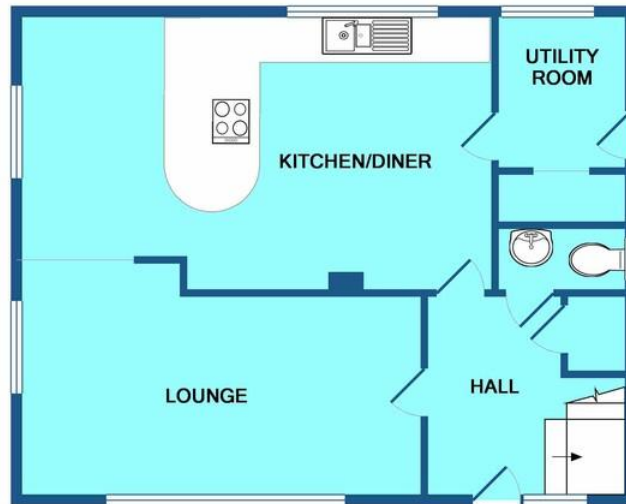
A gardening service is included in the monthly rent.

RENT ADJUSTMENT FOR PET INCLUSION

Where it is agreed that the landlord will allow a pet(s) as part of a tenancy, the advertised rent will be subject to an increase of £25.00 (Twenty Five Pounds) PCM. There is no guarantee that the Landlord will agree to accepting a pet or pets and where this might be considered full details of the pet(s) will be required for consideration.







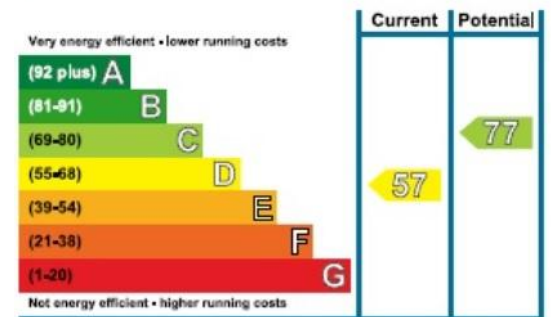
GROUND FLOOR
APPROX. FLOOR
AREA 569 SQ.FT.
(52.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 570 SQ.FT.
(53.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1139 SQ.FT. (105.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating



Chilterns



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