



**Rookery Drove, Beck Row IP28 8GG**

**welcome to**

## **Rookery Drove, Beck Row Bury St. Edmunds**

A modern detached park home located towards the outskirts of the village of Beck Row offering light and airy accommodation throughout with two double bedrooms and en-suite facilities - Viewing highly recommended.

### **Kitchen/Living/Dining Room**

#### **Kitchen Area**

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset stainless steel sink and drainer unit with mixer tap over, built in under oven with gas hob and extractor over, integrated fridge/freezer and dishwasher, storage cupboard, double glazed window, door to garden and open plan to:

#### **Living/Dining Room**

With three radiators, dual aspect with double glazed windows to two sides.

#### **Bedroom One**

With radiator, double glazed window, walk in dressing area with wardrobes and door to:

#### **En-Suite Shower Room**

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin with mixer tap over, radiator, extractor and double glazed window.





### **Bedroom Two**

With radiator, fitted wardrobe and double glazed window.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath, low level w.c, pedestal wash hand basin with mixer tap over, radiator, extractor and double glazed window.

### **Outside**

The property sits with a wrap around garden and a block paved driveway to the right. There are visitor spaces within the development.

### **Agents Notes**

1. There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner – when buying a home.). Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK ([www.gov.uk](http://www.gov.uk))
2. The current pitch fee is £221.02 per month.
3. Water/Sewerage is currently £18.02 per month.
4. Electric and Gas are billed quarterly with an £8.95 admin fee.



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## Rookery Drove, Beck Row

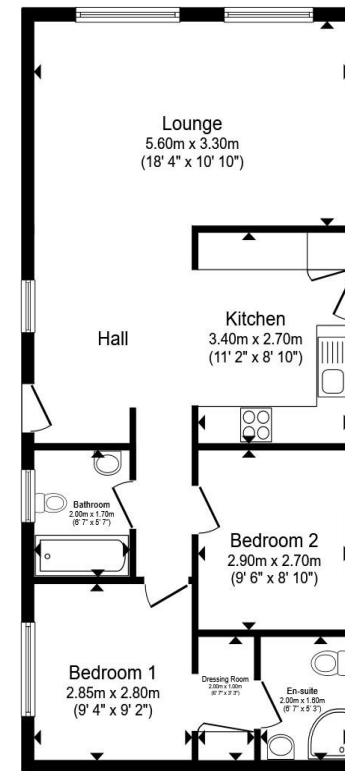
- Detached Park Home
- Two Double Bedrooms
- En-suite & Dressing Room
- Modern Bathroom
- Open Plan Kitchen/Living/Dining Room

Tenure: EPC Rating: Exempt  
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

**£105,000**



Total floor area 66.6 m<sup>2</sup> (717 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](http://www.propertybox.io)



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Property Ref:  
MDH108531 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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