MOLYNEUX
ESTATE AGENTS



The Street

Beck Row, IP28

Guide price £190,000

2 1 1 B





The Street

Beck Row, IP28

Guide price £190,000







Description

Guide Price £190,000 - £200,000.

This impressive, semi-detached home benefits from a modern electric air source heating system, solar panels and UPVC windows throughout which all contribute to an efficient Energy Performance Certificate (EPC) rating of 84/ B. The house is conveniently located on the outskirts of Beck Row with easy access to Mildenhall market town, shops and amenities.

Upon entering the property you will find a welcoming entrance hall with ample space to remove coats and shoes, plus stairs leading to the first floor landing.

There is a generous sized lounge/ dining room with windows to the front and rear aspect, allowing natural light to flood inside the living space, in addition to a wood burning stove which makes a superb feature and ample space for a dining table.

The downstairs accommodation is concluded by a contemporary kitchen which offers a range of wall and base level units, useful pantry storage cupboard, stainless steel sink and drainer, integrated cooker with electric hob plus ample space for a freestanding fridge freezer, washing machine and slimline dishwasher. There is also a door leading outside, into the rear garden.

Upstairs the house benefits from two well-proportioned bedrooms, both including built in storage, plus an airing cupboard in the second bedroom housing a hot water cylinder. There is a modern family bathroom comprising W.C, wash hand basin and a bath with shower over.

The internal accommodation is concluded by the first floor landing which provides an access hatch to the fully boarded and insulated loft space.

Outside, the house enjoys an attractive and established front garden, with a variety of trees, shrubs and plants, a garden pond and a shingled driveway providing ample off street parking for three to four vehicles. There is also a useful storage shed.

The rear garden includes a useful, insulated outbuilding, currently set up as a home office, and is otherwise predominantly laid to lawn with additional greenery. There is also a small garden pond, brick built storage shed, with power and light, and two timber wood stores.

Beck Row offers a range of village amenities including a convenience shop, local pub, The Kings Head, Beck Row Primary Academy and also a picturesque nature reserve, Aspal Close Nature Reserve which is ideal for walking, jogging or just enjoying the natural surroundings.

Measurements

Lounge/ Dining Room - 19'5" (5.91m) max x 9'6" (2.89m) max

Kitchen - 11'1" (3.37m) max x 8'1" (2.46m) max

Bedroom - 14'10" (4.52m) x 8'7" (2.61m)

Bedroom - 11'7" (3.53m) max x 8'5" (2.56m) max

Bathroom - 6'5" (1.95m) x 6'00" (1.82m)

Anti-money Laundering & Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the

payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note
Council Tax Band - West Suffolk, A.

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.





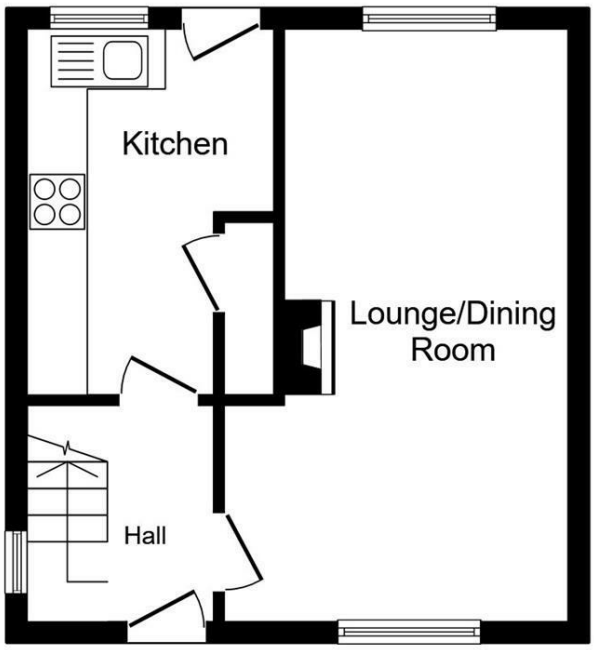




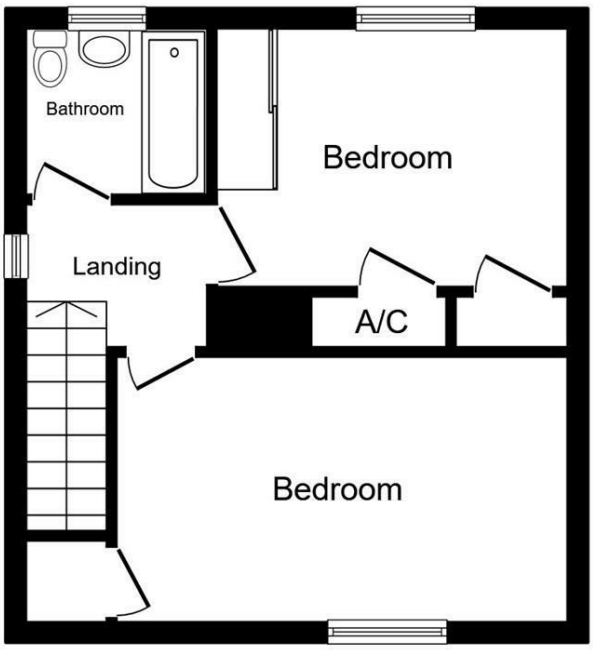








Ground Floor

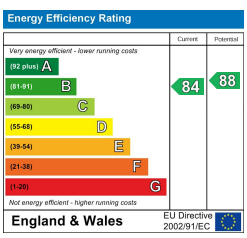


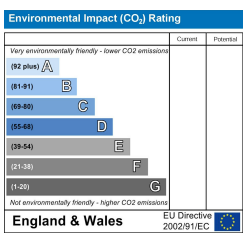
First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Viewing

Please contact our Mildenhall Office on 01638 474164 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

16 HIGH STREET, MILDENHALL, IP28 7EQ
TEL: 01638 474164 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**