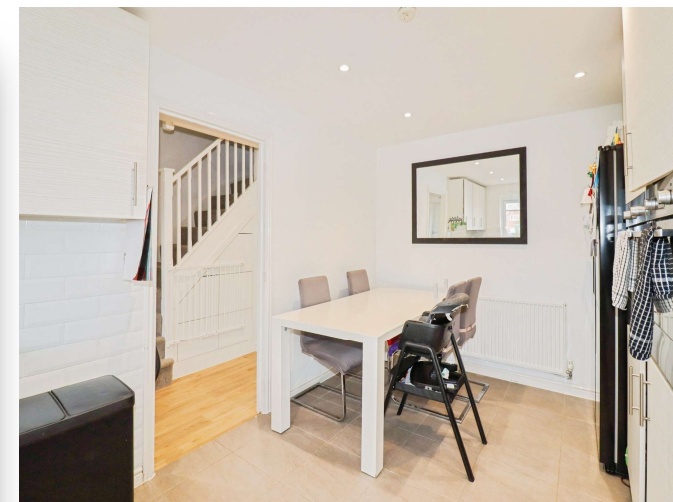




Smoke House View, Beck Row Bury St. Edmunds IP28 8RS

welcome to

Smoke House View, Beck Row Bury St. Edmunds

- Semi-Detached Town House
- 45% Shared & 100% full ownership options
- Accommodation Over Three Floors
- Four Bedrooms
- Driveway

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£290,000

Entrance Hall

With radiator, stairs leading to first floor with storage cupboard beneath and doors to:

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, wall mounted wash hand basin, towel ladder radiator and double glazed window to front.

Kitchen

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset one and a half bowl stainless steel sink with mixer tap over, built in double side by side ovens, hob with extractor over, integrated dishwasher, spaces for washing machine and fridge/freezer, radiator and double glazed window to front aspect.

Living Room

With radiator, double glazed window to rear aspect and double doors opening to rear garden.

First Floor Landing

With stairs to second floor and doors to:

Bedroom One

With radiator and double glazed window to rear aspect.

Bedroom Two

With radiator and double glazed window to front aspect.

Bedroom Three

With radiator and double glazed window to rear aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath with mixer tap, shower attachment over and glass shower screen, low level w.c, pedestal wash hand basin, radiator and double glazed window to front.

Second Floor Landing

With door to:

Bedroom Four

With two radiators, dressing area, restricted head height, loft access, double glazed window to front aspect and two sky lights.

Outside

To the front of the property there is a shallow low maintenance garden with a driveway to the right offering ample off road parking for approximately three cars. Gated access leads to the rear garden which is neatly presented with an initial paved patio area opening to an artificial lawned area. To the side of the garden is a further raised patio area with pergola over and a storage shed.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

view this property online williamhbrown.co.uk/Property/MDH108989



Property Ref:
MDH108989 - 0007

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.



william h brown



01638 713274



Mildenhall@williamhbrown.co.uk



17 High Street, Mildenhall, BURY ST.
EDMUNDS, Suffolk, IP28 7EQ



williamhbrown.co.uk