



Heathlands, Beck Row IP28 8FA

welcome to

Heathlands, Beck Row

Offered to the market with NO ONWARD CHAIN an end of terrace house located within a cul-de-sac position offering living room, TWO BEDROOMS and carport - ideal first time purchase or investment.

Entrance Hall

With radiator and doors to:

Kitchen

8' 10" x 8' 5" (2.69m x 2.57m)

With a fitted range of base units and drawers with work surfaces over to three sides, inset sink and drainer unit, built in double under oven with electric hob and extractor over, wall mounted boiler, spot lighting and double glazed window to front aspect.

Living Room

13' 3" max x 11' 7" (4.04m max x 3.53m)

With radiator, stairs leading to first floor, TV point, double doors opening to rear garden.

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, pedestal wash hand basin and radiator.





First Floor Landing

With loft access, airing cupboard and doors to:

Bedroom One

11' 8" x 10' (3.56m x 3.05m)

With radiator, built in wardrobe and window to rear aspect.

Bedroom Two

12' 8" x 6' 7" (3.86m x 2.01m)

With radiator and window to front aspect.

Bathroom

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



Outside

To the front of the property there is a shallow garden with pathway leading to the front door. The rear garden has an initial paved patio area and opens to a lawned garden and is fully enclosed. Gated access at the rear of the garden leads to the carport.

Agents Note

Heating to the property is served by Oil. Please contact the branch for more details.



view this property online williamhbrown.co.uk/Property/MDH108298



welcome to

Heathlands, Beck Row

- No Onward Chain
- Cul-De-Sac Position
- Two Bedrooms
- Living Room
- Kitchen to Front Aspect

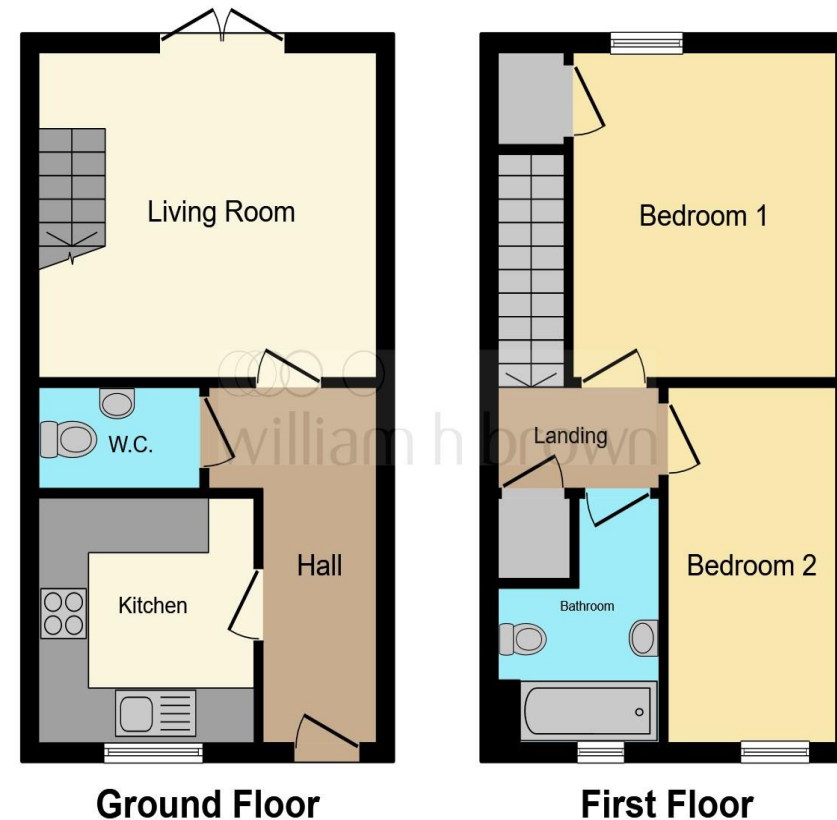
Tenure: Freehold

EPC Rating: D

Council Tax Band: B

offers in excess of

£180,000



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.focalagent.com

view this property online williamhbrown.co.uk/Property/MDH108298



Property Ref:
MDH108298 - 0020

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