



## Heathlands

Beck Row, IP28

Price £170,000

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## Description

**NO ONWARD CHAIN!** This contemporary COACH HOUSE would be ideal for FIRST TIME BUYERS, or INVESTMENT to local USAF personnel, and is offered to the market in exceptional condition throughout.

The property includes a newly fitted kitchen which offers a range of wall and base level units, sink unit and drainer, integrated cooker with extractor hood fitted over as well as an integrated washing machine. There is ample space for a fridge freezer and a wall mounted boiler which serves the oil fired central heating system.

The kitchen leads into a dining room with a UPVC glass door overlooking a well maintained rear garden, plus stairs to the first floor landing. It is also worth noting the entire downstairs enjoys tiled floor offering ease of maintenance.

Upstairs you will find a generous sized first floor lounge to the front of the property, and two bedrooms to the rear with views overlooking Aspal Close Nature Reserve. There is a modern family bathroom which comprises W.C, wash hand basin and a bath with shower fitted over whilst the internal accommodation is concluded by an airing cupboard on the landing, housing a hot water cylinder.

The rear garden has recently been returfed and enjoys a small patio area for seating/ entertaining. The rear garden is also home to a sunken oil tank, as well as offering a rear access gate which leads to the parking space located immediately behind the property.

## Measurements

Kitchen - 10'3" x 8'11"

Dining Room - 13'11" max x 9'00" max

Lounge - 15'8" x 13'4"

Bedroom - 15'8" max x 11'00" max

Bedroom - 9'1" x 6'10"

Family Bathroom - 6'8" x 6'00"

## Anti-money Laundering (AML) and 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. We have partnered with Coadjute who 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.

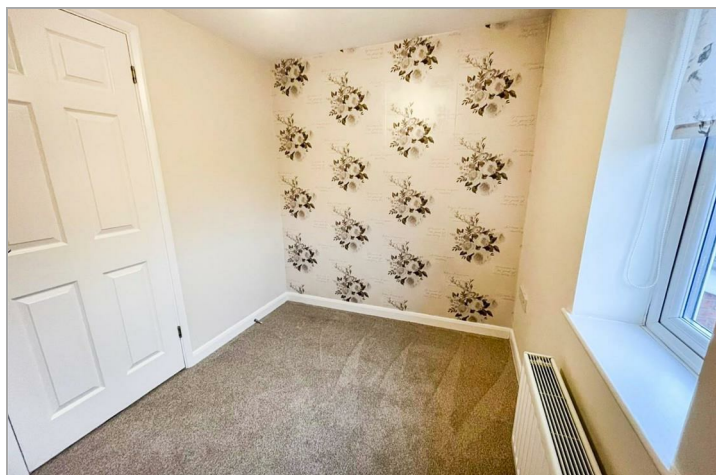
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

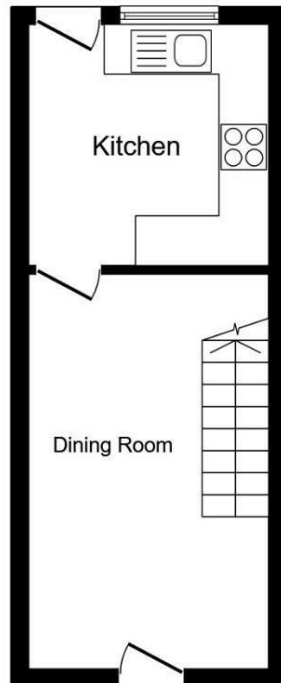
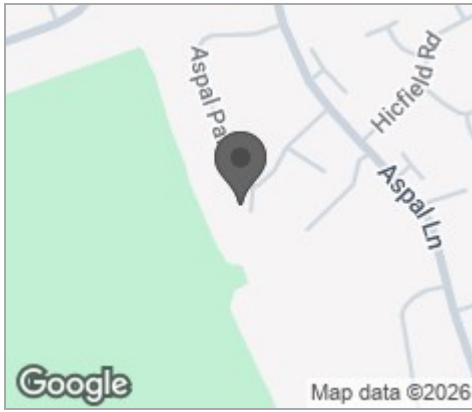
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Tel: 01638 474164

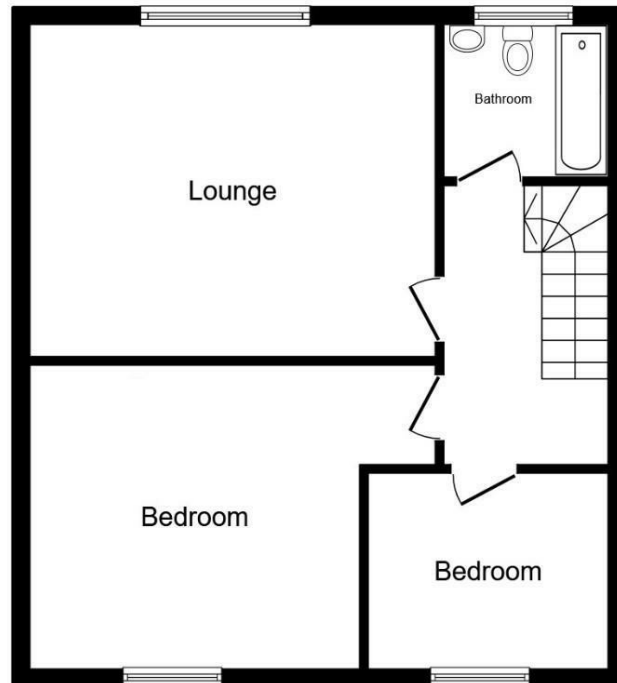
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

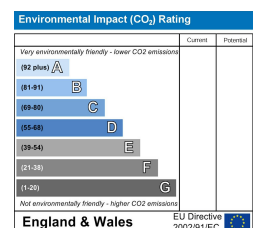
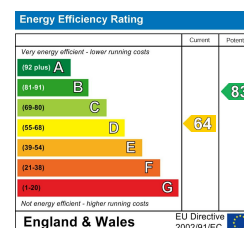


First Floor

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](http://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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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