

Balmforth

Estate Agents, Valuers & Letting Agents



Nutmeg House, Queens Close, Beck Row,
Bury St. Edmunds, Suffolk, IP28 8HQ

Price Reduced to £260,000

BRAND NEW bungalow offered with a 20% price discount through the low-cost home ownership scheme, a recognised government product under the National Planning Policy Framework. It means that this £325,000 bungalow is for sale at £260,000 for 100% of the freehold.

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There is no onward chain, and the bungalow is available immediately.

Internally, the property benefits light and airy rooms with modern facilities throughout and is designed to assist those with a disability. Outside, the property has landscaped gardens and enjoys a cul-de-sac position just a short walk from Aspal Lane Nature Reserve, with front and rear gardens as well as parking with an EV charging point.

In more details the accommodation comprises of:

ENTRANCE HALL:

Storage and airing cupboards.

KITCHEN:

A range of wall and base units with integrated Zanussi oven, hob and extractor hood. Also, with integrated fridge/freezer and washing machine. Inset stainless steel sink and window to front.

LOUNGE/DINER:

Dual aspect windows to front and side.

BEDROOM ONE:

Window to rear.

BEDROOM TWO:

Window to rear.

BEDROOM THREE:

Window to side.

BATHROOM:

With low level wc and hand basin, bathtub with shower over and window to side.

OUTSIDE:

Lawned garden to the front with driveway to side for up to two vehicles. 'MyEnergi' car charging point and pedestrian access to side.

Rear garden mainly laid to lawn with patio area, storage shed, outdoor sockets and tap.

Tenure: Freehold

Construction type: Brick and tile

Heating: Air Source Heat Pump

Parking: Driveway

Windows/doors: UPVC double glazing

Council Tax: TBC

EPC: B 82

Warranty: 10 year

Service charge: £250 per annum

Water supply: Meter

Drainage: Mains

Flood risk: Zone 1 - Low Risk

EV charging point: Yes - via 'My Energi'

Electric supply: Standard metered account

Broadband: Speed TBC

Mobile network: TBC

AGENTS NOTES:

1) Broadband speed and mobile phone networks as stated in Ofcom mobile and broadband checker The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

::Location::

Beck Row offers a range of shops and services for everyday needs, primary school. A greater variety of amenities can be found nearby in the large town of Bury St. Edmunds which is less than 12 miles away and in the nearby Market town of Mildenhall, which is rich in history and culture. Today Mildenhall is known nationally for the nearby USAF air base and its unique Roman Silverware Collection which is known as "Mildenhall Treasure". Mildenhall offers a good range of shopping, education and leisure services. Mildenhall is approximately two miles from the A11 five ways roundabout which gives easy access to Thetford (12 Miles) and Norwich to the Northeast and Newmarket (10 miles) and London to the South and Southwest.

::Viewing::

By appointment through

Balmforth Estate Agents, Valuers & Lettings Agents

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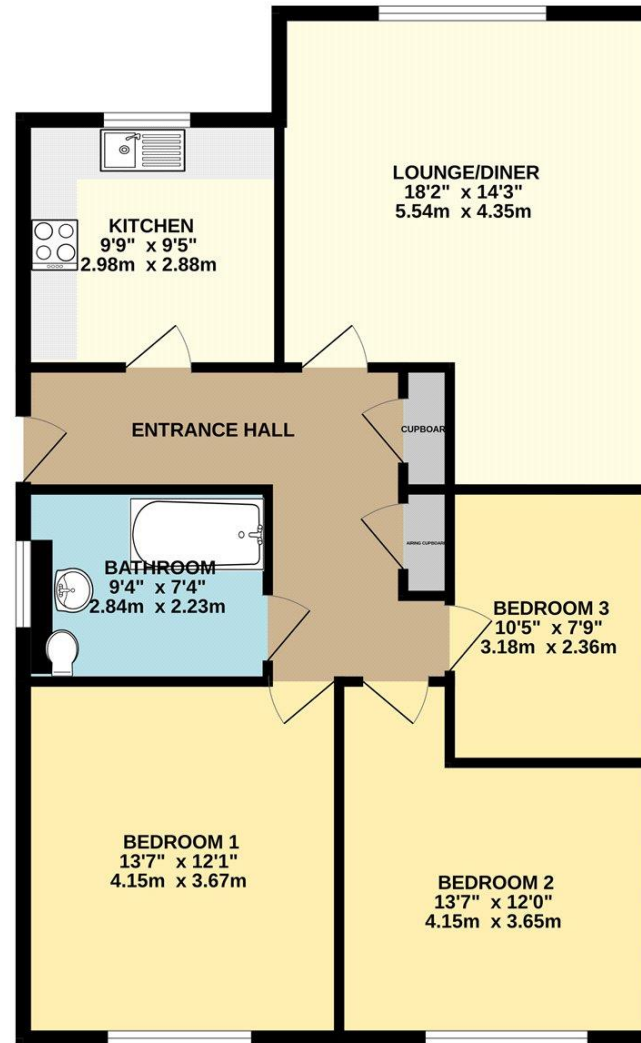
Scan here for
Area Guides



Scan here for
a valuation of
your property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



FBM240028

DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>

