

Balmforth

Estate Agents, Valuers & Letting Agents



2 The Mews, The Manor, Herringswell, Bury St
Edmunds, IP28 6FA

Asking Price £315,000

::Accommodation & Amenities::

This exceptional 3-4 bedroom townhouse was built as a bespoke renovation in 2022. It forms part of "The Mews" consisting of 16 units made up from one bedroom apartments, two bedroom duplexes and three bedroom townhouses all constructed with premium specifications and a range of private outdoor spaces, gardens, patios, roof terraces and balconies.

This unit should achieve a rent of around £2,025pcm which will produce a yield of 7.7%. The site has always proved attractive to USAF tenants and rented considerably well. (Contact office for details)

Originally built in 1901 as a family home and later developed in a school until 2001 Herringswell Manor is located in a delightful rural position and yet is only a few miles from the A14/A11 offering direct links to Cambridge and Bury St Edmunds. It is a peaceful and private residential estate of around 50 dwellings set on expansive grounds of around 8.4 acres, the estate showcases meticulously landscaped gardens, meandering pathways, and scenic views. The lush greenery and tranquil surroundings provide a charming setting for residents to enjoy.

The property itself is set over three floors, benefitting from a large open plan, kitchen/lounge/diner and separate WC on the ground floor, two bedrooms, en-suite and family bathroom on the second floor and the third floor offers a good sized primary bedroom, with en-suite facilities and a generous sized balcony spanning across the width of the property overlooking the rear garden and wooded area behind, separate study and dressing room to complete the space.

Tenure: Freehold
Windows/Doors: UPVC double glazing
Heating: Electric underfloor heating on the ground floor and panel heaters on 2nd & 3rd floor
Parking: Two allocated parking spaces.
Service Charge: £2,756.87 pa
Council Tax: Band F - £2,833.88 pa
EPC: D

In more detail the accommodation comprises of:

ENTRANCE HALL:

Stairs to first floor

WC:

Low level wc and pedestal hand basin

LOUNGE/KITCHEN/DINER:

KITCHEN AREA:

Range of wall and base units, integrated Bosch single oven and Bosch induction hob with ceiling mounted extractor hood above, integrated fridge freezer, Bosch dishwasher, Bosch washer/dryer inset sink and window to front. Open to:

LOUNGE/DINER:

Storage cupboard and bi-fold doors to rear.

ON THE FIRST FLOOR:

STAIRS/LANDING:

Storage cupboard and window to front.

BATHROOM:

Low level wc, floating hand basin, bath with shower over and glass shower screen, heated towel rail and window to front

BEDROOM TWO:

Window to rear

EN-SUITE:

Low level wc, floating hand basin and double shower cubicle

BEDROOM THREE:

Window to rear

ON THE SECOND FLOOR:

STAIRS/LANDING:

PRIMARY BEDROOM:

Doors to balcony.

EN-SUITE:

Low level wc, floating hand basin, double shower cubicle and window to front

DRESSING ROOM:

Window to front

SNUG:

Doors to balcony

OUTSIDE:

To rear: Split level garden with steps from low maintenance patio and gravel area up to lawned area,

To front: Communal grounds with range of a raised planters containing shrubs and plants. Residents allocated off street parking.

AGENTS NOTE:

1) We are acting on behalf of the official receiver and this may limit both contractual documentation and level of enquires that can be answered.

Location

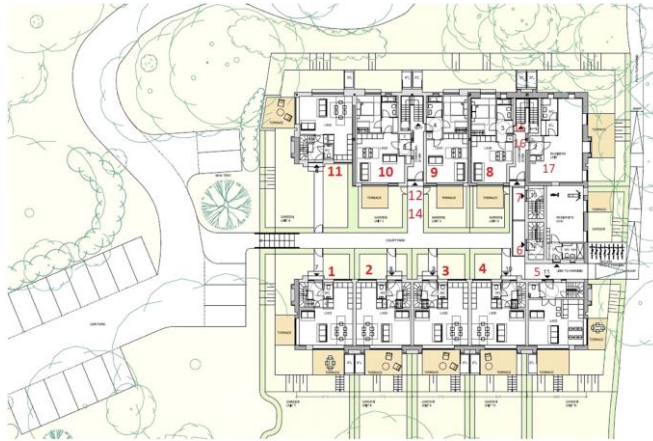
The nearby regional towns of Newmarket, Bury St Edmunds and Thetford have an extensive and more diverse range of facilities. Mildenhall is approximately two miles from the Fiveways roundabout on the A11, where Thetford (11 miles) and Norwich are to the North East. Newmarket (10 miles) and London to the South and South West. Bury St Edmunds (12 miles) to the East can be reached via the A14 East-West trunk road linking East Anglia with the Midlands.

Directions

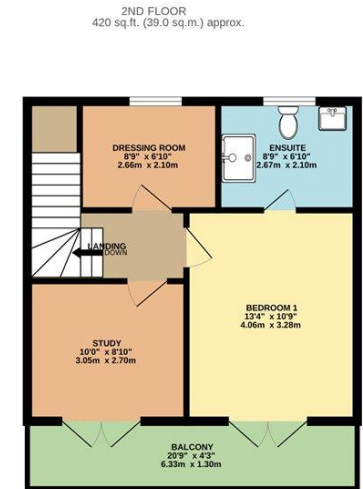
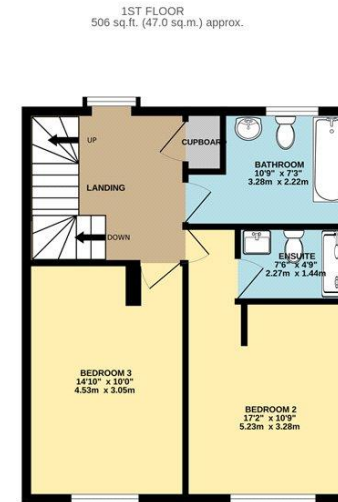
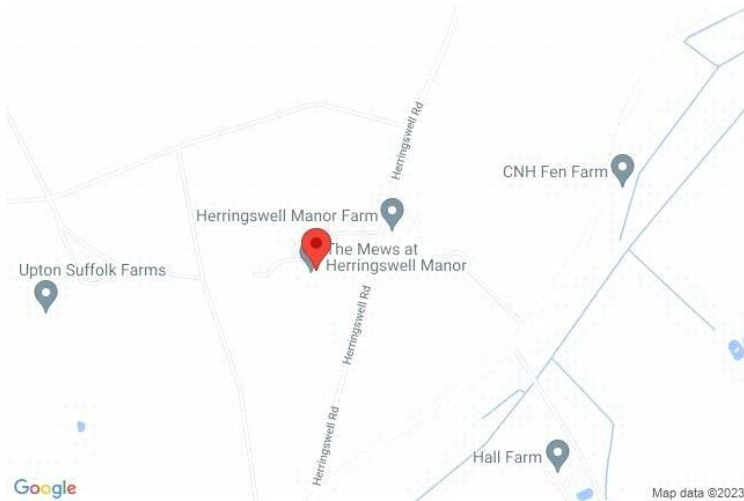
From Fiveways roundabout with the junction to the A11. At the roundabout, take the fourth exit onto the A11 signposted Newmarket. After just over a mile, turn left into Herringswell Road, signposted Tuddenham. Continue for approximately half a mile, then take a right hand turn down a small narrow lane. Continue down this road for approximately 1/4 mile and The Manor is located on the right hand side accessed via key entry gates.

Viewing

By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk



Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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>