

Balmforth

Estate Agents, Valuers & Letting Agents



2 Dairy Drive, Beck Row, Bury St Edmunds, Suffolk,
IP28 8YN

Price Reduced to £318,500

::Accommodation & Amenities::

BUY TO LET ONLY with tenants in place at £1,600 pcm. DETACHED family home set in a PRIVATE CUL-DE-SAC position and within WALKING DISTANCE to the VILLAGE AMENITIES and PRIMARY SCHOOL. Benefitting from TWO RECEPTION ROOMS, EN-SUITE FACILITIES to the primary bedroom and GARAGE with TANDEM PARKING.

FEATURES

Tenure: Freehold

Parking: Garage and driveway

Heating: Electric central heating

Windows/Doors: UPVC Double glazed

Council Tax: (2024/25)- D £1,995.23

EPC Rating: C

ACCOMODATION COMPRISES:-

ENTRANCE HALL:

Upstairs storage cupboard.

CLOAKROOM:

Low level wc and pedestal hand basin.

KITCHEN/BREAKFAST ROOM:

Range of base and wall units, stainless steel sink and drainer, single electric oven and hot plate hob with extractor hood over, integrated fridge freezer, space and plumbing for washer/dryer and space for dishwasher. Window/door to rear garden.

LOUNGE:

French doors and window to rear garden.

DINING ROOM:

Dual aspect windows to front and side.

ON THE FIRST FLOOR:

Airing cupboard.

PRIMARY BEDROOM:

Built in double wardrobe, dual aspect windows to front and side.

EN-SUITE:

Low level wc, pedestal hand basin and shower cubicle.

BEDROOM TWO:

Window to front.

BEDROOM THREE:

Dual aspects windows to front and side.

BEDROOM FOUR:

Window to rear.

FAMILY BATHROOM:

Low level wc, pedestal hand basin and bath with shower over.

OUTSIDE:

Front garden mainly laid to lawn with off street parking for up to two vehicles leading to single garage and pedestrian access to rear. Fully enclosed rear garden, mainly laid to lawn with patio area and access to front.

AGENTS NOTE:

1. Stock internal photos used taken to prior tenancy.

::Location::

Beck Row offers a range of shops and services for everyday needs. A greater variety of amenities can be found near by 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 North East 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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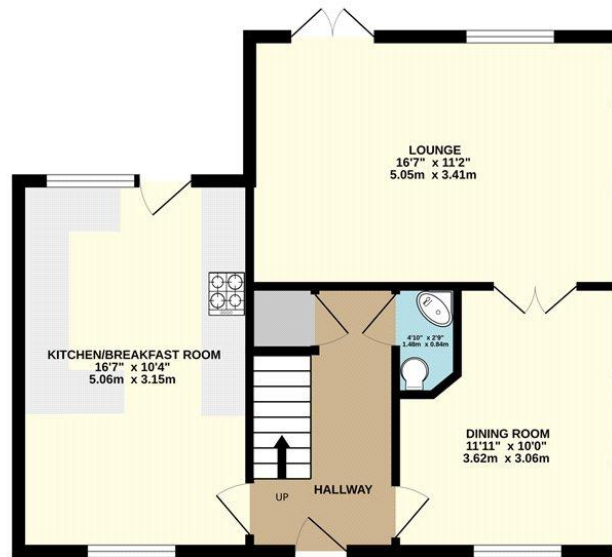


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Area Guides

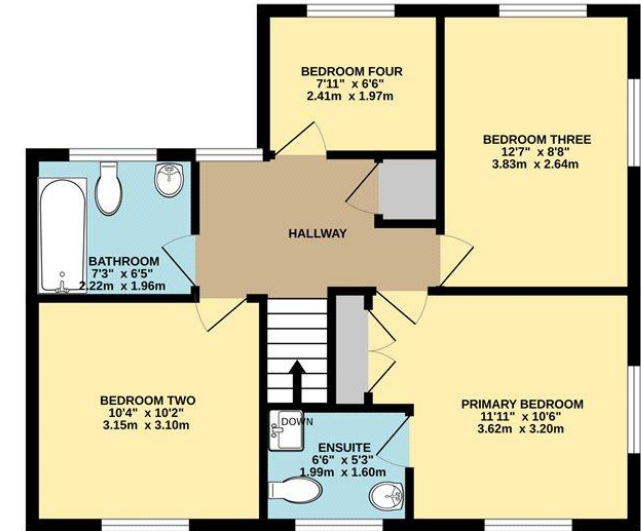


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GROUND FLOOR
554 sq.ft. (51.4 sq.m.) approx.



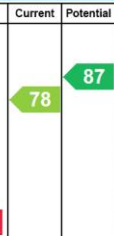
1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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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>