MOLYNEUX
ESTATE AGENTS



Aspal Lane

Beck Row, IP28

Price £200,000

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Description

Offered to the market with NO ONWARD CHAIN, this charming, two bedroom semi-detached house is ideal for FIRST TIME BUYERS, or INVESTMENT to local USAF personnel.

Upon entering the property, you are greeted by a welcoming entrance hallway which opens into a fully fitted kitchen offering a range of wall and base level units, sink unit and drainer, integrated cooker with extractor hood fitted over and an integrated washer dryer, as well as space for fridge/ freezer. The wall mounted boiler, which serves the oil fired central heating system, also features. A lounge with French doors overlooking a well maintained rear garden and stairs to the first floor landing are accessed at the end of the hallway, with a convenient WC, with hand wash basin, situated adjacent.

Upstairs there are two well-proportioned double bedrooms, the largest of which offers ample space for additional furniture. There is a family bathroom with W.C, wash hand basin and a bath, tiled to full height, with shower fitted over. An airing cupboard on the landing, housing a hot water cylinder, concludes the upstairs.

The rear garden is predominantly laid to lawn and enjoys a small patio area which continues through the garden to allow access to a carport at the rear. The property benefits from two off street parking spaces. The rear garden is also home to a sunken oil tank.

Measurements

Kitchen - 8'10" x 8'6"

Living Room - 13'5" x 12'5" max

WC - 6'3" x 3'4"

Bedroom 1 - 11'8" x 9'10"

Bedroom 2 - 12'10" x 6'8"

Family Bathroom - 9'0" x 6'5" max

Identification and Anti-Money Laundering

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. Our compliance partner, Coadjute, 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, B.

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.

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.





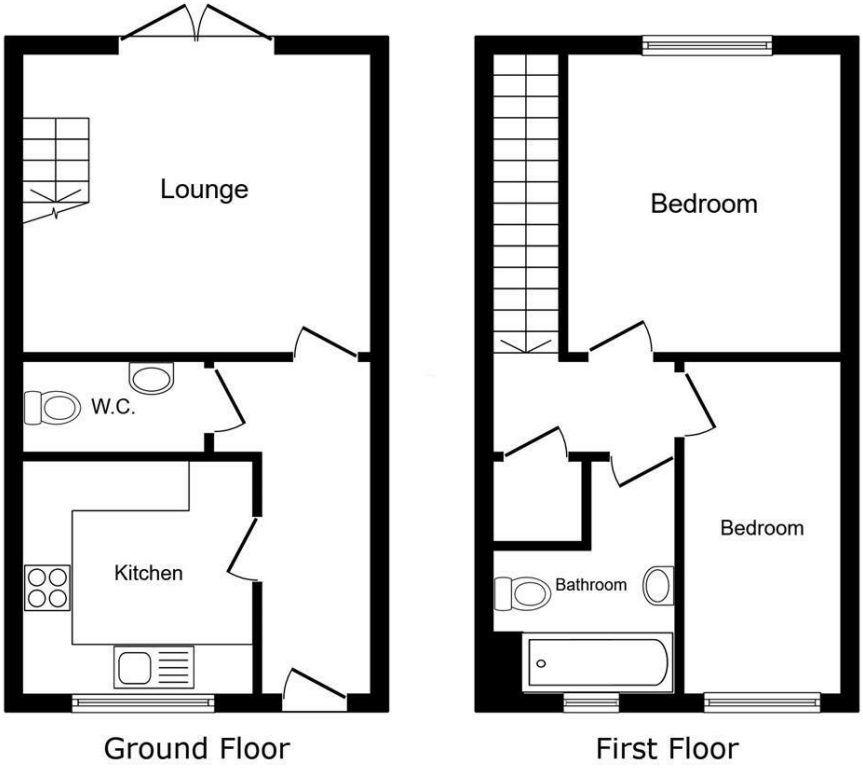








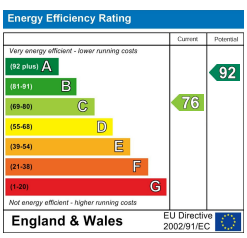


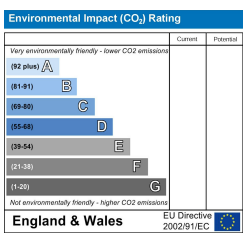


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 firms employment has the authority to make or give any representation or warranty in respect of the property.