



# Aspal Lane

Beck Row, IP28

Guide price £220,000

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Beck Row, Bury St. Edmunds, IP28

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## Description

GUIDE PRICE £220,000 - £230,000. NO ONWARD CHAIN!  
This property would be ideal for FIRST TIME BUYERS or INVESTMENT, to local USAF personnel, and benefits from modern accommodation within close proximity to the attractive Aspal Close Nature Reserve, home to almost 200 specimen of Ancient oak pollards and ideal for walking and enjoying time with family.

Upon entering the property you will find a welcoming entrance hall with ample space to remove coats and shoes, as well as a cloakroom W.C with wash hand basin and a useful understairs storage cupboard. The entrance hall leads into the kitchen/ dining room at the rear of this modern home, comprising a range of wall and base level units, wall mounted oil boiler, integrated cooker with an electric hob and extractor hood fitted over, stainless steel sink and drainer plus French doors overlooking the rear garden.

The downstairs accommodation is concluded by a generous sized lounge with a window to the front and open access into the dining area. Stairs lead to the first floor landing.

Upstairs you will find three well-proportioned bedrooms, the largest two of which both benefit from built in wardrobes, in addition to a family bathroom comprising W.C, wash hand basin and a bath with shower attachment over.

Outside, the property includes a fully enclosed rear garden which is predominantly laid to lawn with a patio area for seating/ entertaining, a useful timber storage shed and a sunken oil tank which serves the oil fired central heating system. There is also one allocated parking space, located to the rear of the property, within a residents car park.

## Measurements

Cloakroom W.C - 6'2" x 2'11"

Lounge - 16'1" x 10'7"

Kitchen/ Breakfast Room - 18'2" x 9'00"

Bedroom - 12'11" x 9'9"

Bedroom - 11'2" x 9'9"

Bedroom - 9'2" x 8'2"

Family Bathroom - 6'9" x 6'3"

## 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, 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.



