



## Friesian Close

Beck Row, IP28

Price £210,000

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## Description

This MODERN end-terraced home benefits from versatile accommodation spread across three storeys and would be ideal for FIRST TIME BUYERS or INVESTMENT to local USAF personnel.

Downstairs the house comprises a welcoming entrance hall, cloakroom W.C, kitchen and lounge which offers a useful understairs storage cupboard and French doors leading into the rear garden. The kitchen is fully fitted and includes a range of wall and base level units, INTEGRATED cooker with electric hob and extractor hood over, stainless steel sink as well as space for appliances.

The first floor features the second and third bedrooms, in addition to the FAMILY BATHROOM which comprises W.C, wash hand basin and a bath. Further to this, the second floor consists of an impressive master bedroom which includes a useful BUILT IN WARDROBE as well as airing cupboard housing the electric heating system and an EN SUITE shower room with a W.C, wash hand basin and shower cubicle.

Outside the property includes a GARAGE with a space in front for off street parking and an enclosed rear garden which is predominantly laid to lawn and benefits from a pathway leading to a rear access gate.

## Measurements

Cloakroom W.C - 5'3" x 2'10"

Lounge - 14'1" max x 12'10" max

Kitchen - 9'6" x 5'10"

Bedroom - 12'10" max x 8'11" max

En Suite Shower Room - 6'10" x 6'2"

Bedroom - 12'10" max x 9'10"

Bedroom - 8'10" x 7'00"

Family Bathroom - 6'3" x 6'2"

## Agents Note

Council Tax Band - West Suffolk, C.

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.

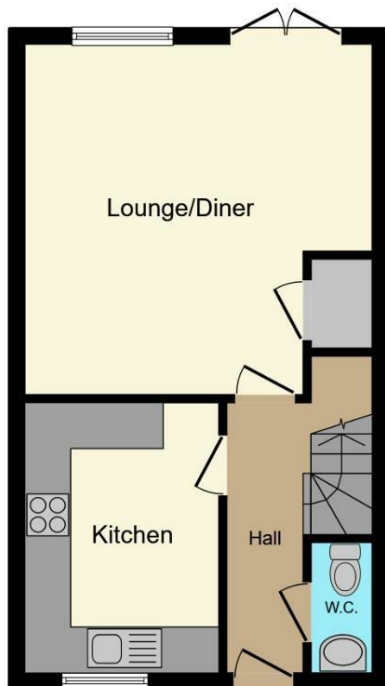
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

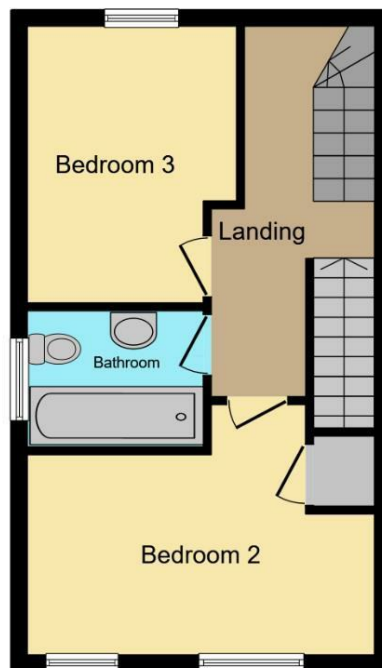
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

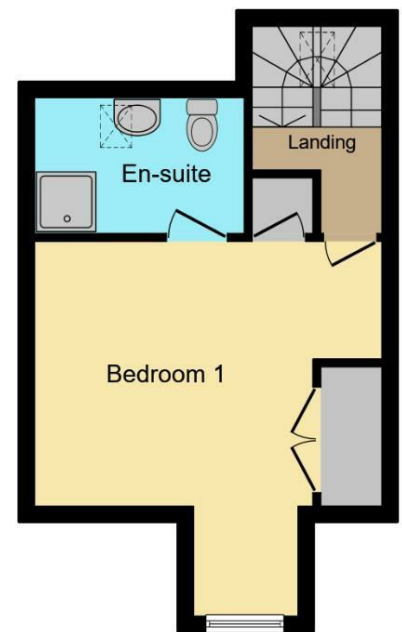




Ground Floor



First Floor

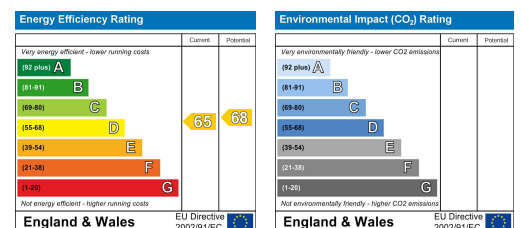


Second Floor

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 Brandon Office on 01842 818282 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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