



Harvester Lane

Beck Row, IP28

Price £200,000

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Description

NO ONWARD CHAIN! This modern semi-detached home would be ideal for (but is not limited to) **FIRST TIME BUYERS** or **INVESTMENT** and includes a **GARAGE** as well as ample driveway off street parking.

Downstairs the property includes a welcoming entrance hall with a cloakroom W.C as well as stairs leading to the first floor landing. There is a fully fitted kitchen which offers a range of wall and base level units, stainless steel sink and drainer, integrated cooker with an electric hob and extractor hood fitted above as well as space for a washing machine, fridge freezer and slimline dishwasher. The downstairs accommodation is concluded by a lounge/ dining room which overlooks the rear garden and benefits from a useful understairs storage cupboard.

Upstairs there are two double bedrooms in addition to a family bathroom comprising W.C, wash hand basin and bath with shower attachment over. Both bedrooms include built in storage to include an airing cupboard in the second bedroom which houses a hot water cylinder and electric boiler which serves a modern electric heating system.

Outside the property includes a fully enclosed rear garden with side gate access, plus driveway off street parking in front of a single garage.

Measurements

Cloakroom W.C - 5'2" x 2'9"

Lounge - 14'1" max x 12'8" max

Kitchen - 9'6" x 5'11"

Bedroom - 12'9" max x 8'2" max

Bedroom - 10'10" x 8'3"

Family Bathroom - 6'11" x 6'00"

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.

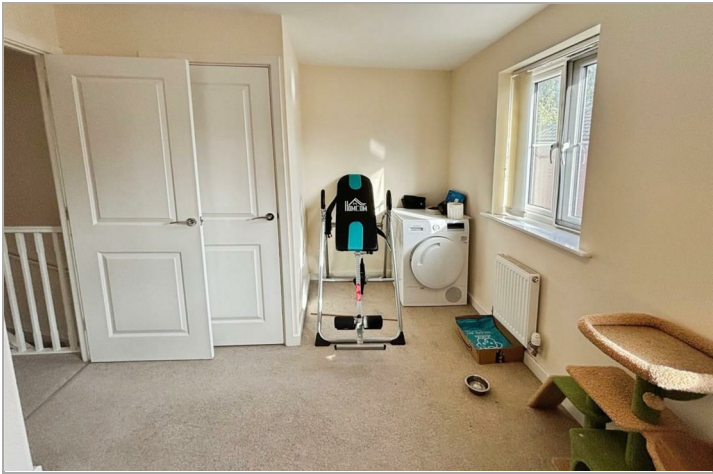
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

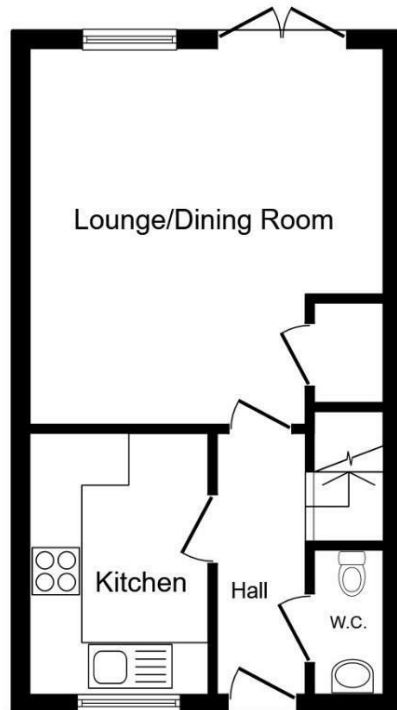
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

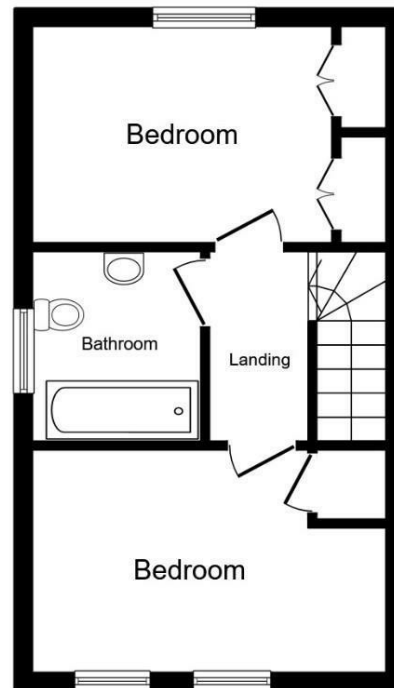
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor

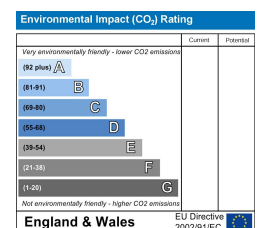
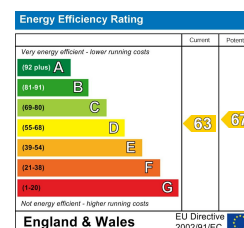


First Floor

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK