

2 Haven Cottage The Green West Row IP28 8QH
£250,000

Balmforth
Homes of Distinction



DESCRIPTION

Set back from the road by the driveway and garden to the front, this well presented, extended and improved four bedroom semi-detached cottage with basement is located towards the outskirts of West Row and enjoys field views to the side and rear. The cottage still boasts a wealth of exposed beams and benefits from a fireplace with wood burner to the lounge, while the extension provides a modern contrast of white walls and white kitchen units with integrated appliances.

FEATURES

Tenure: Freehold

Parking: Driveway

Gardens: To front

Combination of heating sources to include: Oil fired boiler to radiators, electric underfloor heating and a wood burner.

Doors/windows: Double glazed

Council tax band (2015/16): A - £1023.17 (Contact office for details)

EPC rating band: F

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL: 12' x 6' (3.66m x 1.83m) max

With stairs to first floor and:-

BASEMENT: 11'5" x 10'11" (3.48m x 3.33m) plus

Recessed storage area with hanging rail and skylight window.

SHOWER ROOM:

Handbasin, wc and shower cubicle.

LOUNGE: 13'8" x 13'3" (4.17m x 4.04m)

Wooden flooring, fireplace, exposed beams.

KITCHEN/BREAKFAST ROOM: 18'2" x 10'1"

(5.54m x 3.07m)

Modern kitchen with white door fronts, induction hob with extractor hood over, integrated fridge/freezer, washing machine and dishwasher, built in oven and microwave oven, double opening doors to side aspect, two electrically operated viewing velux windows and ceiling mounted speakers.

DINING ROOM: 12'8" x 8'3" (3.86m x 2.51m)

Including understairs storage cupboard.

SITTING ROOM: 12'7" x 10'9" (3.84m x 3.28m)

With dual aspect windows to front and side and ceiling mounted speakers.

BEDROOM THREE: 9'11" x 9'1" (3.02m x 2.77m) max

Feature beams and window to rear.

BEDROOM FOUR: 9'9" x 8'7" (2.97m x 2.62m)

Window to rear and feature beams.

ON THE FIRST FLOOR:

With sloping ceilings to all rooms.

LANDING:

BEDROOM ONE: 12'4" x 10'9" (0.71m x 3.28m) max

With dual aspect windows to front and side.

BEDROOM TWO: 12'2" reducing to 8'2" (3.71m reducing to 2.49m) x 8'8" reducing to 5'6" (2.64m reducing to 1.68m)

With window to front.

BATHROOM:

White suite comprising of wc, handbasin and bath with shower attachment.

OUTSIDE:

Lawned garden to front with shrubs and oil tank. Patio pathway to the side and open views of fields at the rear, off street parking for up to four vehicles.

Agents Note: Mildenhall Stadium, which is used for Banger Racing, Dog Racing & Speedway is approximately 1 mile away

Agents Note: The property is on a septic tank

VILLAGE & LOCAL AREA

West Row is a sought after village located about two miles west of Mildenhall with a range of amenities including a local primary school, The Jude's Ferry public house situated alongside the River Lark, a mail office/general store, an award winning Fish & Chip shop as well as indoor and outdoor bowls, a tennis court, football grounds, enclosed play area and a newly built village hall which provides various activities and entertainment. Mildenhall Speedway is also located in the village which incorporates dog racing and banger racing.

VIEWING

By appointment through Balmforth Estate Agents, Valuers & Lettings Agents

T: 01638 711171 E: mildenhall@balmforth.co.uk

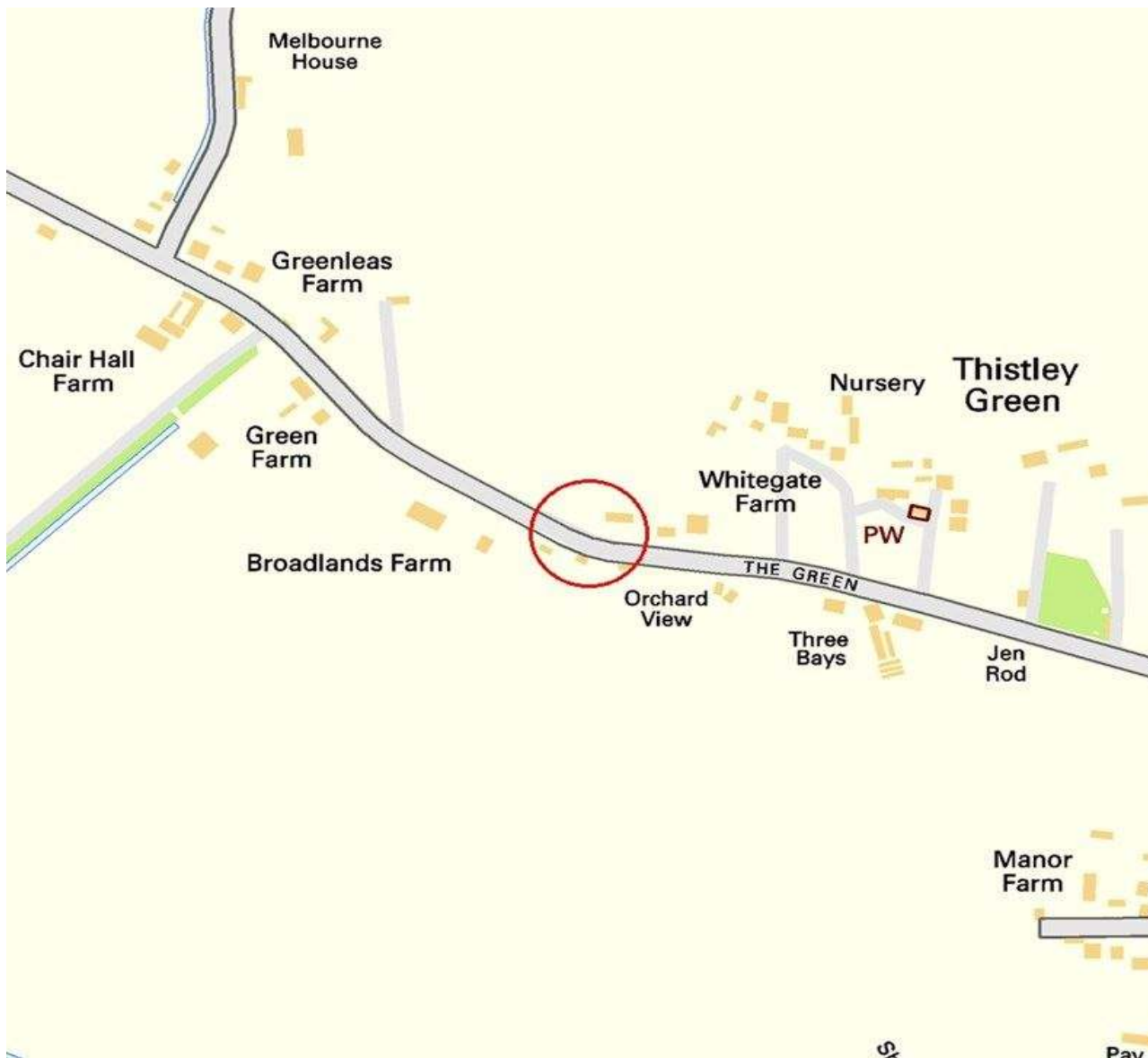
DIRECTIONS

From Mildenhall Market Place proceed along the High Street and bear left into New Street. At the end of New Street turn left into Queensway and continue out of the town towards West Row village. Continue along road until reaching the T junction at West Row. Turn left at the junction and then second right into The Green. The property is found a short distance along this road on the right hand side.



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Energy Performance Certificate



2 Haven Cottage, The Green, West Row, BURY ST. EDMUNDS, IP28 8QH

Dwelling type: Semi-detached bungalow Reference number: 8975-6026-8770-6488-5992
 Date of assessment: 18 June 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 24 June 2015 Total floor area: 126 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

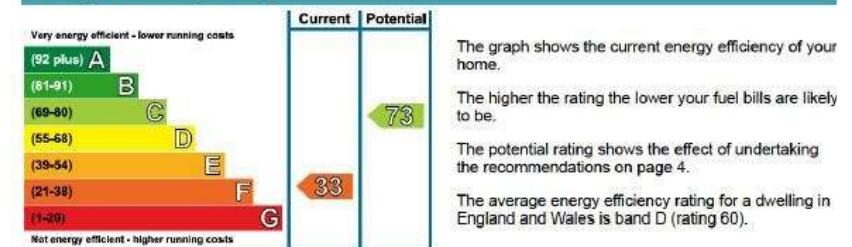
Estimated energy costs of dwelling for 3 years:	£ 6,246
Over 3 years you could save	£ 1,665

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 210 over 3 years	
Heating	£ 5,193 over 3 years	£ 3,768 over 3 years	
Hot Water	£ 759 over 3 years	£ 603 over 3 years	
Totals	£ 6,246	£ 4,581	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,323	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 129	✓
3 Low energy lighting for all fixed outlets	£75	£ 57	✓

See page 4 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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/sW9JSS>

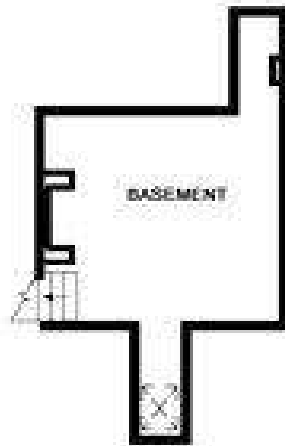
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BASMENT LEVEL
 APPROX. FLOOR
 AREA 151 SQ FT
 (14,1 SQ M)

TOTAL APPROX. FLOOR AREA 1380 SQ FT (128,2 SQ M)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Made with Metacool 10211



GROUND FLOOR
 APPROX. FLOOR
 AREA 899 SQ FT
 (83,0 SQ M)



FIRST FLOOR
 APPROX. FLOOR
 AREA 329 SQ FT
 (30,6 SQ M)