



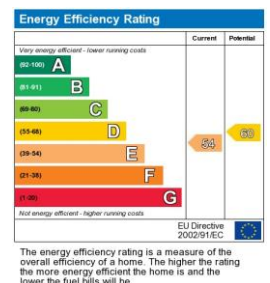
## 77 Holmsey Green, Beck Row, Bury St Edmunds, IP28 8AP



**Date available: 09/04/2018**  
**£1,400.00 P.C.M.**

- Well Presented Detached Family Home in Sought After Location in Beck Row.
- 4 Spacious Bedrooms / 2.5 Bathrooms.
- Kitchen with Separate Utility Area.
- Separate Living Dinning Room.
- Oil Central Heating to Radiators.
- Single Garage with Private Driveway Parking for 2 Vehicles.
- Just a 5 Minute Drive to RAF Mildenhall, 10 Minute Drive to RAF Lakenheath.
- Total Living Space: 1376 SqFt.
- EPC Rating: E54.
- Compliant to Base Life Safety Inspections.
- Viewing Highly Recommended.
- Sorry No Pets.

### ENERGY PERFORMANCE CERTIFICATE





# **77 Holmsey Green, Beck Row, Bury St Edmunds, IP28 8AP**

## **GROUND FLOOR**

### **ENTRANCE HALL**

Fitted Carpet,  
Telephone Point.

### **CLOAKROOM**

Vinyl Flooring,  
Blinds to Window.

### **LIVING ROOM** 13'10' x 12'9'

Fitted Carpet,  
Curtains and Blinds to Window,  
TV Point and Sky Point.

### **DINING ROOM** 12'1' x 9'5'

Fitted Carpet,  
Curtains to Window,  
Telephone Point.

### **KITCHEN** 10'7' x 9'7'

Wood Flooring,  
Curtains to Window,  
TV Point,  
Telephone Point,  
Electric Oven and Hob with Cooker Hood Above,  
Fitted Dishwasher.

### **UTILITY ROOM**

Vinyl Flooring,  
Blinds to Window,  
Plumbing for Washing Machine.

## **FIRST FLOOR**

### **BEDROOM 1** 12'9' x 10'3'

Fitted Carpet,  
Curtains and Blinds to Window,  
TV Point,  
Telephone Point,  
Fitted Wardrobes.

### **ENSUITE**

Vinyl Flooring,  
Blinds to Window,  
Hand Basin,  
Toilet,  
Shower Cubical.

### **BEDROOM 2** 12'1' x 11'3'

Fitted Carpet,  
Curtains and Blinds to Window.  
TV Point.

### **BEDROOM 3** 17'0' x 9'5'

Fitted Carpet,  
Curtains and Blinds to Window,  
TV Point.

### **BEDROOM 4** 11'8' x 9'6'

Fitted Carpet,  
Curtains to Window,  
TV Point.

### **BATHROOM**

Vinyl Flooring,  
Blind to Window,  
Hand Basin,  
Toilet,  
Bath.

## **ACCOMMODATION INCLUDES**

Medium Open Planned Front Garden,  
Medium Enclosed Rear Garden with Summer House,  
Driveway and Single Garage vent for Tumble Dryer,  
Telephone Connected,  
Water Metered,  
Long Let,  
Sorry No Pets.

## **77 Holmsey Green, Beck Row, Bury St Edmunds, IP28 8AP**

### **Property Misdescriptions Act**

Beatrice Carter give notice that all descriptions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but any intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



rentals@beatricecarter.co.uk  
01638 712383    www.beatricecarter.co.uk

