

33 Beeches Road West Row IP28 8NP
£140,000

Balmforth
Estate Agents, Valuers & Letting Agents



DESCRIPTION

This two bedroom end of terrace house is currently located to the rear of the West Row Hairdressers (Coppernob) and Village Store. The property benefits from two reception rooms, upvc double glazing, good sized gardens with garage and good sized workshop to the rear. The property is offered to buy to let investors only with a tenant in place at a rent of £550pcm. The property will at some point require some updating.

FEATURES

Tenure: Freehold

Parking: Garage with some on street parking in front of the two shops

Gardens: To rear

Heating: Electric heaters

Doors/windows: UPVC double glazed

Council tax band (2015/16): B - £1193.70

EPC rating band: G

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL:

With stairs to first floor and large storage cupboard (which links to Coppernob and will be blocked off if sold separately).

LOUNGE: 17'2" x 9'11" (5.23m x 3.02m)

With fireplace and recess to one side.

KITCHEN: 8'10" x 5'9" (2.69m x 1.75m)

DINING ROOM: 14'10" x 11'4" (4.52m x 3.45m)

UTILITY/REAR PORCH: 9'6" x 6' (2.9m x 1.83m)

BATHROOM: 6'11" x 5'10" (2.11m x 1.78m)

ON THE FIRST FLOOR: With sloping ceilings.
LANDING:

BEDROOM ONE: 15' (4.57m) max x 11'3" (3.43m)

Including built in storage with hanging rail, shelving and hot water tank.

BEDROOM TWO: 11'9" (3.58m) max reducing to 10'10" x 11'3" (3.3mx 3.43m)

With storage cupboard.

OUTSIDE:

GARAGE:

Shared driveway for vehicular access (right of way) leading to garage and workshop (but no off street parking). Gated pedestrian access to left hand and right hand side with right of way over general store rear yard. Rear garden mainly laid to lawn.

AGENTS NOTE: There is slight evidence of cracking of the modern rear porch and the main dwelling, a structural engineers report is available, (please contact office for details).

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 Judes 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 village hall which provides various activities and entertainment. Mildenhall Speedway is also located in the village which incorporates dog racing and banger racing.

VIEWING

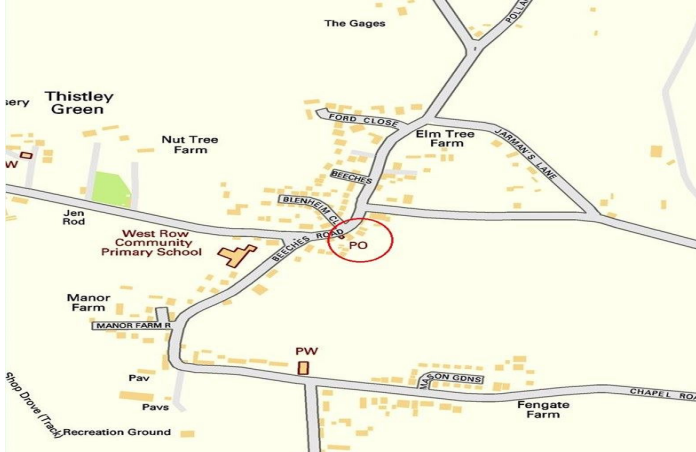
By appointment through Balmforth Estate Agents, Valuers & Lettings Agents

T: 01638 711171 E:

mildenhall@balmforth.co.uk

DIRECTIONS

From Mildenhall Market Place proceed along the High Street to the mini roundabout and turn left into Queensway. Proceed along Queensway leaving the town towards West Row. On entering West Row at the "T" junction turn left and the properties are a short distance on the left hand side.





GROUND FLOOR
APPROX. FLOOR
AREA 621 SQ.FT.
(57.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 351 SQ.FT.
(32.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 973 SQ.FT. (90.4 SQ.M.)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		32
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Not energy efficient - higher running costs		

England & Wales

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DATA PROTECTION ACT 1998

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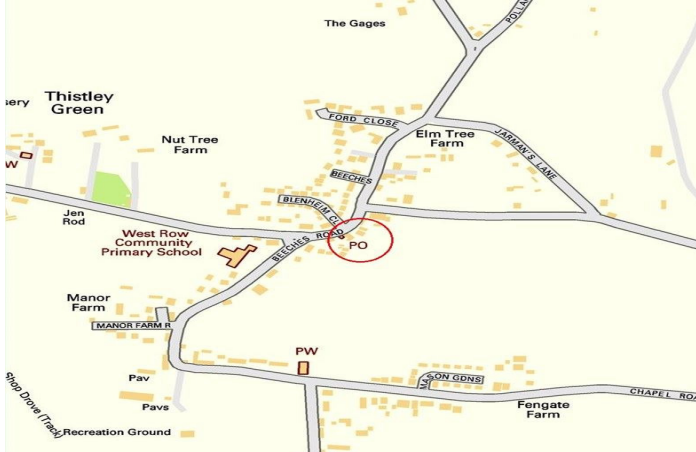
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