

11 Stirling Close West Row IP28 8QD
£199,950

Balmforth

Estate Agents, Valuers & Letting Agents



DESCRIPTION

This updated three bedroom semi-detached house benefits from lounge, fitted kitchen, garden/playroom, shower room and bathroom also 10ft garage and off street parking and is offered with no onward chain.

FEATURES

Tenure: Freehold

Parking: Remainder of converted garage with off road parking

Gardens: Front and rear

Heating: Oil central heating

Windows: Double glazed (except wooden single glazed front door)

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

EPC rating band: E

ACCOMMODATION COMPRISES:-

Wooden front door to:-

ENTRANCE HALL:

Built-in under stairs storage cupboard.

LOUNGE: 18'6" x 9'9 (5.64m x 2.97m)

Opening to:-

KITCHEN/DINING AREA: 18'6 x 8'9 (5.64m x 2.67m)

Built-in double oven, ceramic hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, space for dishwasher, double doors to:-.

TIMBER FRAMED REAR EXTENSION:

GARDEN/PLAYROOM: 11'8" x 9' (3.56m x 2.74m)

Full width range of windows to rear.

REAR PORCH: 8'5" x 7'10" (2.57m x 2.39m)

Door to rear.

REAR INNER HALL (Converted from rear of the garage):

SHOWER ROOM: 5'4" x 4'10" (1.63m x 1.47m)

Tiled floor, white suite comprising of low level wc, pedestal hand basin and shower cubicle, electric heated towel rail.

ON THE FIRST FLOOR

LANDING:

Access to loft space, airing cupboard containing oil fired boiler and hot water tank.

MASTER BEDROOM: 12'4 x 8'11" (3.76m x 2.72m)

Recessed cupboard with hanging rail and shelf.

BEDROOM TWO: 10'6 x 9'10" (3.2m x 3m)

Recessed cupboard with hanging rail and shelf.

BEDROOM THREE: 7'8" x 6'7" (2.34m x 2.01m) increasing to 7'2" (2.18m) max

BATHROOM: 5'9" x 5'7" (1.75m x 1.7m)

White suite comprising of pedestal handbasin and bath with shower over.

SEPARATE WC: 4'6" x 2'8" (1.37m x 0.81m) max

White low level wc.

OUTSIDE:

Driveway providing off road parking. Garage 10' x 8'2" with up and over door, Pedestrian access to the rear garden which is mainly laid to lawn, patio area and outside lighting.

AGENT'S NOTE

1. There is an adjoining building plot for sale (separately or together) and construction works are to therefore be anticipated.
2. Being sold for a partner of Balmforth

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 post 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

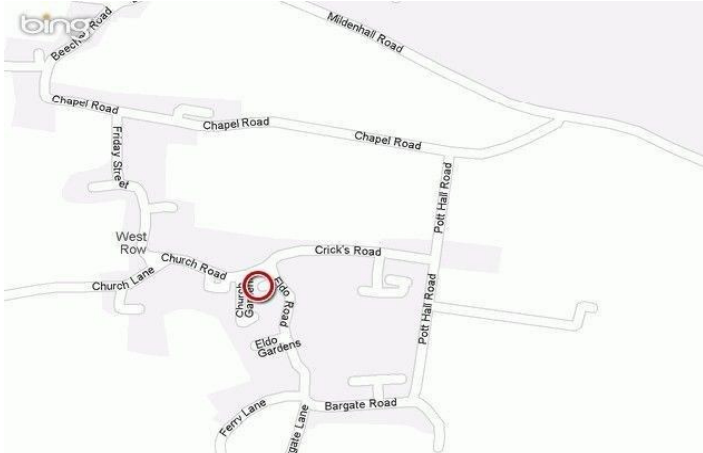
By appointment through Balmforth Estate Agents, Valuers & Lettings Agents

T: 01638 711171 E:

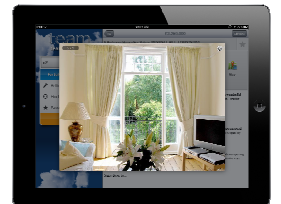
mildenhall@balmforth.co.uk

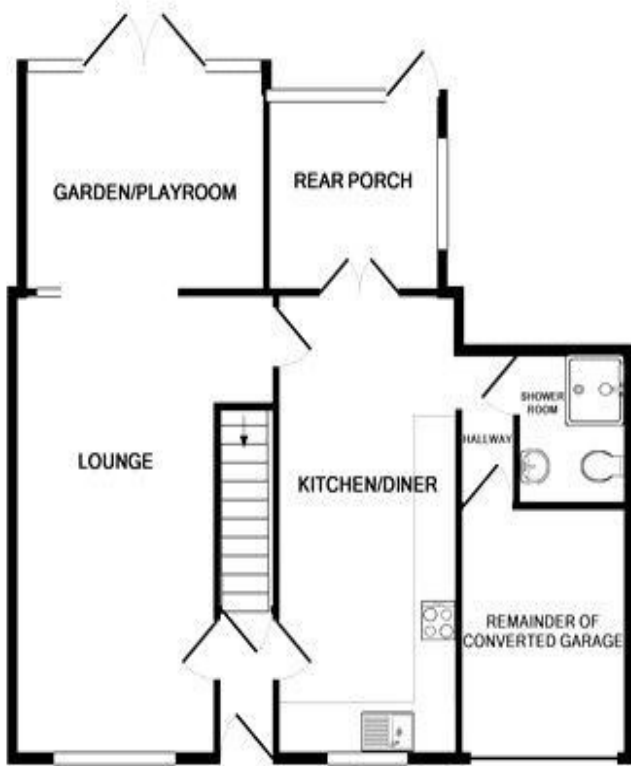
DIRECTIONS

From Mildenhall Market Place proceed along the High Street to the mini roundabout and turn left into Queensway. Proceed along Queensway leaving the town towards West Row. After passing the gate to Mildenhall base turn left at Plantation Corner into Chapel Road. Take the first turning on the left into Pott Hall Road and then take the first turning on the right into Cricks Road. Continue to the 'T' junction. Stirling Close is then almost opposite, with the property identified by a for sale board.

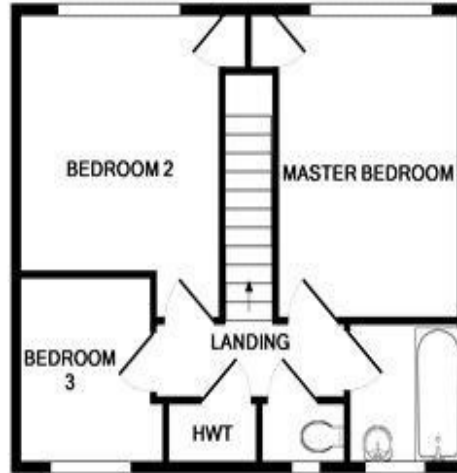


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GROUND FLOOR
APPROX. FLOOR
AREA 696 SQ.FT.
(64.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1083 SQ.FT. (100.6 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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>

DATA PROTECTION ACT 1998

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