Balmforth

Estate Agents, Valuers & Letting Agents



18 Blackbird Road, Beck Row, Bury St. Edmunds,
Suffolk, IP28 8HL

Asking Price £180,000

CHAIN FREE! This two-bedroom semi-detached freehold bungalow in Beck Row features a garage, front and rear gardens, and is offered with no onward chain—ideal for first-time buyers or downsizers.

Situated in the well-served village of Beck Row, this two-bedroom, chain-free bungalow offers a fantastic opportunity for a wide range of buyers. Whether you're downsizing, taking your first step onto the property ladder, or looking to add to an investment portfolio, this home ticks all the right boxes.

The property benefits from off-street parking and a garage. Internally, the bungalow offers well-proportioned accommodation with the ease of single-storey living, making it particularly appealing to those seeking a low-maintenance lifestyle. Outside, the plot offers manageable outdoor space, with a fully enclosed rear garden

Beck Row is a popular Suffolk village, known for its strong community feel and excellent access to local amenities, countryside walks, and nearby towns such as Mildenhall and Bury St Edmunds, as well as convenient transport links. With no onward chain, this is a great opportunity to secure a versatile home in a sought-after location.

In more detail the accommodation comprises of:
HALLWAY
Loft hatch

BATHROOM
Low level wc, bath with electric shower, wash basin, , window to side

BEDROOM ONE
Fitted wardrobes, window to rear

BEDROOM TWO
Window to rear

LIVING ROOM
Electric fireplace, window to front

KITCHEN
Range of floor and wall based storage, space for freestanding cooker, space and plumbing for freestanding washing machine, space for freestanding fridge freezer, cupboard with water tank, window to front

OUTSIDE
Laid to lawn front garden with hedge borders, driveway leading to gate, leading to further driveway/outdoor seating area, garage with up and over manual door, patio area and artificial grass to rear

Tenure: Freehold
Heating: Oil central heating
Parking: Driveway and garage
Windows/doors: UPVC double glazing

AGENTS NOTE
1. Property has a valid EICR

¦¦Location¦¦

Beck Row benefits from a range of local shops, village pub and take away facilities as well as primary school and Nature Reserve. A greater variety of amenities can be found near by in the large town of Bury St. Edmunds which is less than 12 miles away and in the nearby Market town of Mildenhall, which is rich in history and culture. Today Mildenhall is known nationally for the nearby USAF air base and its unique Roman Silverware Collection which is known as "Mildenhall Treasure". Mildenhall offers a good range of shopping, education and leisure services. Mildenhall is approximately two miles from the A11 five ways roundabout which gives easy access to Thetford (12 Miles) and Norwich to the North East and Newmarket (10 miles) and London to the South and Southwest.

¦¦Viewing¦¦

By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk











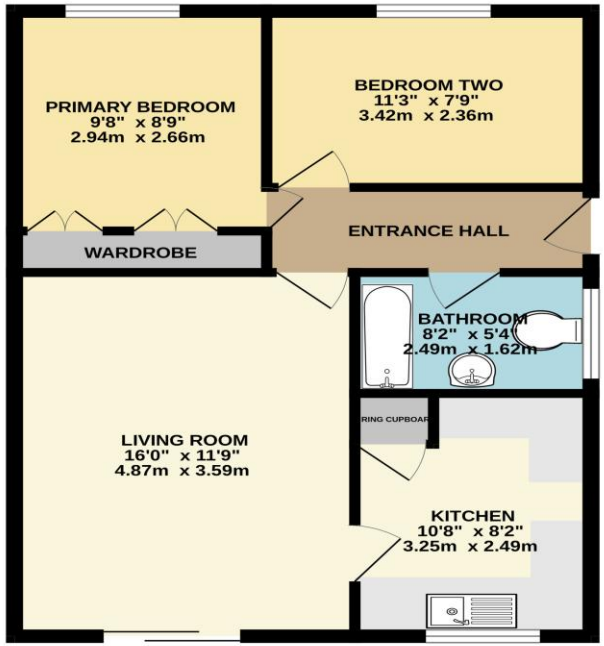
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

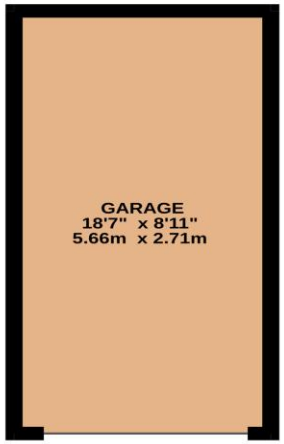
Scan here for Area Guides

Material Information Brochure



GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.





TOTAL FLOOR AREA : 712 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Metropix ©2026

FBM260041

naea | propertymark PROTECTED
arla | propertymark PROTECTED
propertymark cmp Client Money Protection
The Property Ombudsman
tsi APPROVED CODE TRADINGSTANDARDS.UK

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/sW9JS5