Balmforth
Estate Agents, Valuers & Letting Agents

3311, 76 Comfrey Way, Thetford, Norfolk, IP24 2UU

£1,730 per month

- Detached house
- Four bedrooms
- Primary bedroom with en-suite
- Spacious kitchen / diner
- Large lounge
- Downstairs WC
- Ample storage
- Double garage
- Enclosed gardens

Spacious *FOUR* bedroom *DETACHED* house in Thetford benefiting from open plan kitchen/diner, *EN-SUITE* to primary bedroom, enclosed gardens and double garage with off street parking. (APM3311)

This four bedroom detached house is in the town of Thetford about 20 minutes' drive from both RAF Lakenheath and Mildenhall air bases. This property benefits from kitchen with some appliances, separate lounge, primary bedroom with en-suite shower room, double garage with off street parking and enclosed gardens.

Available: Now.
Heating: Gas central heating.
Deposit: £1,995.00.
Council Tax: Band - D - £2,514.69 (2026/27) year.
(Active duty military members are exempt)

In more detail the accommodation comprises of:-
ENTRANCE HALL:
Storage cupboard and stairs to first floor.

WC:
Suite comprising of low level WC, pedestal hand basin, window to side.

KITCHEN/DINING:
Range of wall and base units, sink, gas hob with extractor over, integrated oven, dishwasher, space and plumbing for washing machine, dryer, under counter fridge freezer, storage cupboard with shelving, french doors to rear and window to front.

LOUNGE:
Window to front, french doors to rear, log burner fireplace, TV and tel point.

LANDING:
Airing cupboard.

BEDROOM ONE:
Windows to front and side, integrated wardrobes and TV and Tel points.

EN-SUITE:
Suite comprising of low level WC, pedestal handbasin, large walk in shower and window to side.

BEDROOM TWO:
Window to front and storage cupboard.

BEDROOM THREE:
Window to front, integrated wardrobe, TV and tel point.

BEDROOM FOUR:
Window to rear and TV point.

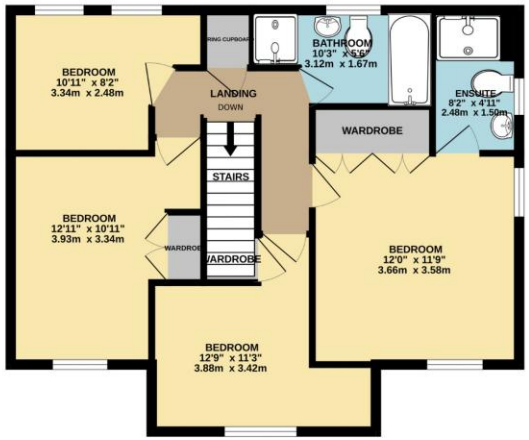
BATHROOM:
Suite comprising of low level WC, pedestal handbasin, shower cubicle, bath with shower attachment and window to rear.

OUTSIDE:
Enclosed rear garden, mainly laid to lawn with patio area and side pedestrian access to double garage and off street parking.

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

GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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.
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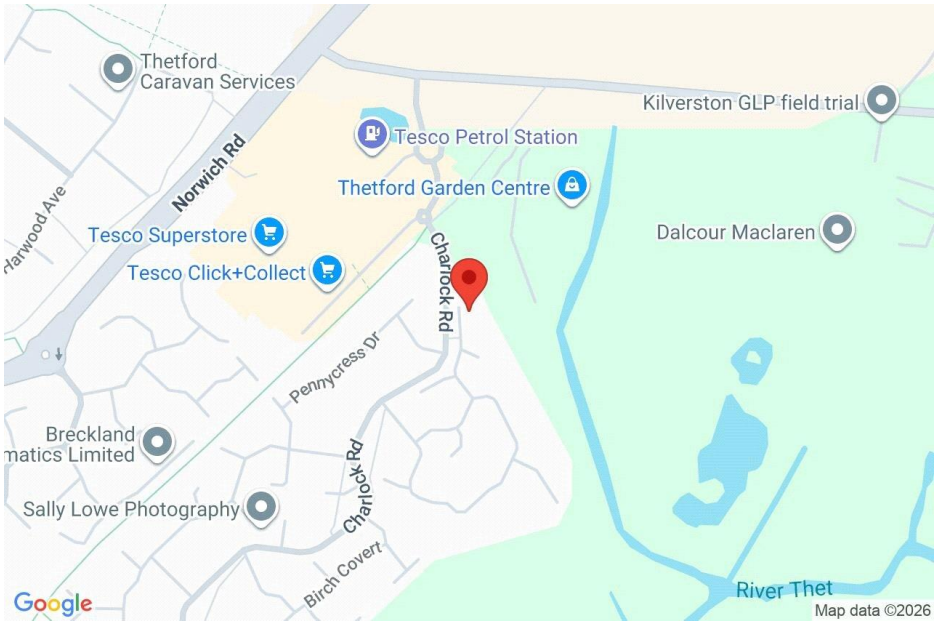
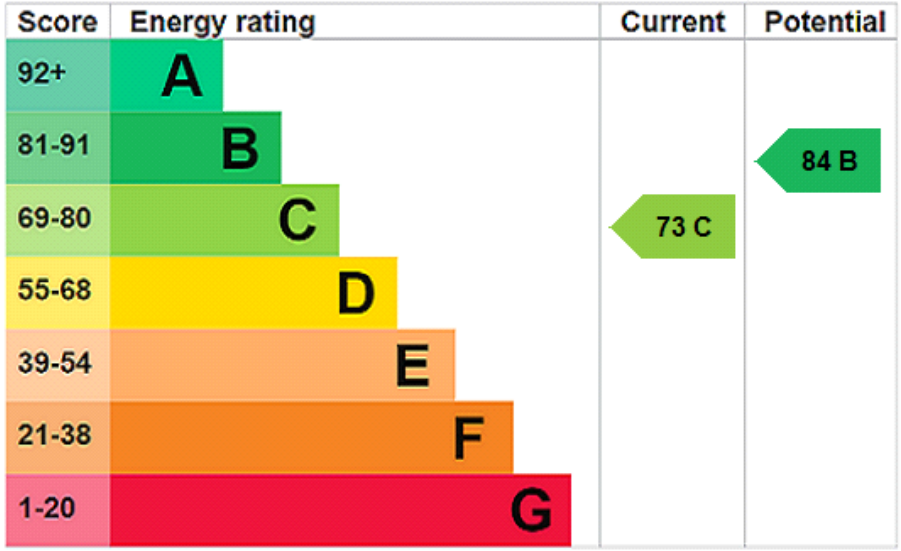
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ





¦¦Tenancy Fees¦¦

** All Prices are inclusive of VAT **

Holding Deposit

For rents of £450-£874pcm	=£100 holding deposit
For rents of £875-£1,299pcm	=£200 holding deposit
For rents of £1,300+pcm	=£300 holding deposit

Payable at time of application. If your application is successful and passes the references, a lease will be signed within 15 days and the holding deposit, with your acceptance, can go towards the full balance of monies due at move-in or be returned to you and the full balance will be due on move-in. Payment of the holding deposit will suspend the marketing of the property whilst the application is being processed.

Withdrawal of Application – The Holding Deposit will be kept for the time that the property is held and off the market, in the event that a tenant withdraws from their application without good reason or fails to take all reasonable steps to enter the tenancy agreement.
Move-in Costs -On or before move-in, the first month's rent and the deposit (normally equivalent of 5 weeks' rent) must be paid with cleared funds
Card Payment Charges – Payments made on Credit or Debit Cards registered within the European Economic Area: No Charge
Payments made on Credit or Debit Cards registered anywhere else (including USA): 3% Charge of monies paid on the card
Deposits – A deposit normally equivalent to a 5 weeks' rent is due at the time of move-in

¦¦Why use Balmforth¦¦

- Free Pick up and drop off service for viewings
- Open 7 days a week
- USAF Military clause included within leases
- All properties within 15 miles of Base

For further details please see our websites –
www.balmforth.co.uk – for full up to date listings or
www.balmforth-usaf.com – for local area guides and information

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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