

Balmforth

Estate Agents, Valuers & Letting Agents



3320M, 3 Curlew Close, Lakenheath, Brandon,
Suffolk, IP27 9DG

£1,385 per month

- Three bedroom
- Semi detached house
- Quiet Cul-de-sac location
- Conservatory
- Single garage
- Driveway parking
- Close to village amenities
- Available Now

This three bedroom semi-detached house is just five minutes from RAF Lakenheath and ten minutes from RAF Mildenhall. The property benefits from kitchen with some appliances, open plan lounge and dining area, family bathroom, three good sized bedrooms, enclosed rear garden and garage with off street parking.

Available: Now.

Heating: Electric.

Deposit: £1,595.00.

Council Tax: Band - C - £2,019.20 (2026/27) year.

(Active duty military members are exempt)

In more detail the accommodation comprises of:

ENTRANCE HALL:

Stairs to first floor.

LOUNGE AREA:

Open to dining area, understairs storage cupboard.

DINING AREA:

Sliding double glazed patio door to conservatory, open doorway to kitchen, opening to lounge area.

KITCHEN:

Re-fitted kitchen cupboards and worktops to three sides, electric hob with built in single oven, under unit lighting, plumbing for washing machine, space for fridge/freezer.

CONSERVATORY:

Triplex polycarbonate roof, upvc wood effect double glazed window to side and rear, sliding double glazed patio door to dining area.

ON THE FIRST FLOOR:

LANDING

BEDROOM ONE:

Large two door sliding mirrored wardrobe, window with view over garden and open space.

BEDROOM TWO:

Window to front.

BEDROOM THREE:

Window to front.

BATHROOM:

Low level wc with pedestal handbasin, panelled bath with shower attachment.

OUTSIDE:

Front gardens mainly laid to lawn, with off road parking for two vehicles. Rear gardens mainly laid to lawn, storage shed, bounded by fence and hedge.

GARAGE:

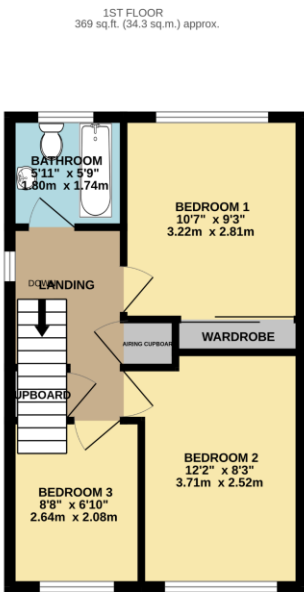
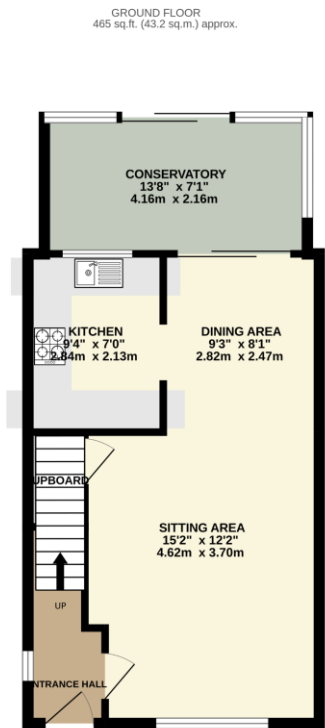
Single attached garage with up and over door, half glazed door to rear, with power, tap, light and eave storage.

Viewings

By appointment through

Balmforth Estate Agents, Valuers & Lettings Agents

T: 01638 711171 E: mildenhall@balmforth.co.uk

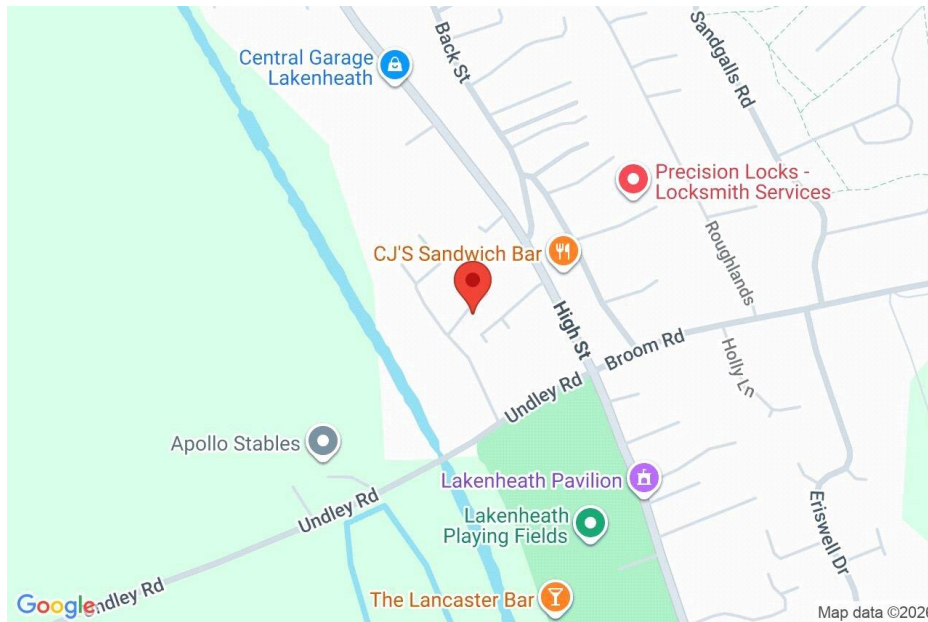


TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.

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.

Made with Mergo 12/20

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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- 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>