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Estate Agents, Valuers & Letting Agents





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

Asking Price £195,000

Offered to the market chain free, this well-proportioned two-bedroom semi-detached bungalow presents an exciting opportunity to modernise and add value

Benefitting from a valid EICR and new consumer unit (February 2026), a new boiler installed in June 2024 with a 10-year warranty, new guttering, fascia and soffit (April 2025), driveway parking for two vehicles, a garage with useful storage space, and low-maintenance landscaped gardens to both the front and rear, the property offers excellent potential whilst already providing comfortable accommodation throughout.

Situated within a quiet and established residential area, the property is conveniently positioned for a range of local amenities, schools and transport links, making it an attractive purchase for owner-occupiers and investors alike. The accommodation comprises an entrance hall, spacious lounge/diner, fitted kitchen, two bedrooms and a bathroom, offering a practical layout with excellent scope for improvement.

In more detail the accommodation comprises of:

ENTRANCE HALL:
Access to bathroom, bedrooms, and living area.

The Rooms Comprise of:

LOUNGE/DINER:
Spacious and well-proportioned room with a large window to the front aspect offering plenty of natural light. Electric fireplace.

KITCHEN:
Accessed via a unique half stable door entrance. Fitted with a range of shaker-style wall and base units with work surfaces over and inset sink. Space for an electric cooker, plumbing for a washing machine, and space for a fridge/freezer.

BEDROOM 1:
Double bedroom with fitted mirrored wardrobes and a large window to the rear aspect offering plenty of natural light.

BEDROOM 2:
Double bedroom with large window to the rear aspect.

BATHROOM:
Fitted with a three-piece suite comprising a bath with shower over, wash basin with base units and WC, with window to the side aspect.

OUTSIDE:
The property enjoys attractive, low-maintenance gardens to both the front and rear. A gravelled front garden is complemented by a driveway providing off-road parking for up to two vehicles and access to the garage, which benefits from fitted worktops and useful storage space. To the side and rear, the enclosed garden has been attractively landscaped with artificial turf and a patio seating area, creating a low-maintenance outdoor space ideal for entertaining.

Tenure: Freehold

Construction Type: Brick & Tile
Heating: Oil
Windows/doors: UPVC Double glazing
Council Tax: Band B £1,701.50 2026/2027
Drainage: Mains

¦¦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









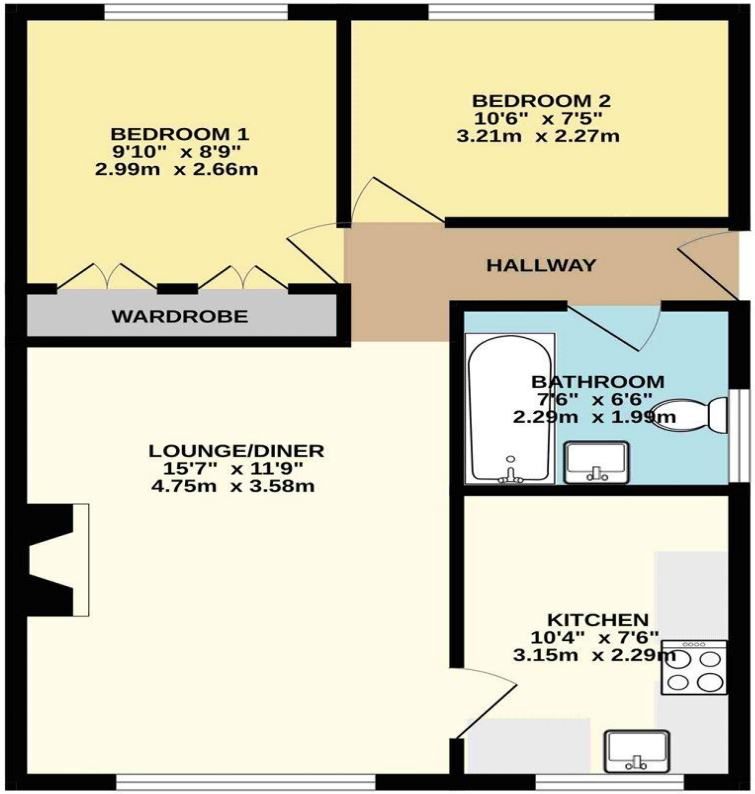


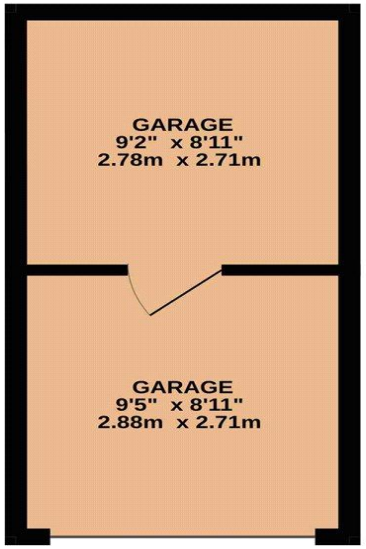
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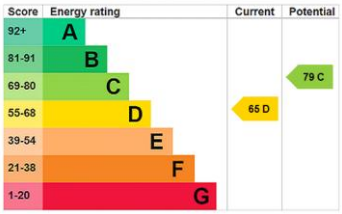
Scan here for Area Guides

Material Information Brochure

GROUND FLOOR
683 sq.ft. (63.5 sq.m.) approx.







FBM260040

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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