Balmforth
Estate Agents, Valuers & Letting Agents



1989, 28 Kestrel Close, Beck Row, Bury St. Edmunds, Suffolk, IP28 8EP

£1,730 per month

• Detached family home
• Luxury kitchen
• Separate lounge, kitchen and dining room
• Primary bedroom with en-suite facilities
• Enclosed rear garden
• Within 5 minute walk of RAF Mildenhall
• 10 minute drive from RAF Lakenheath
• Electric heating
• Available Late September

This four bedroom detached house is just five minutes from RAF Mildenhall and ten minutes from RAF Lakenheath. The property benefits from separate lounge, kitchen and dining room, downstairs cloakroom, primary bedroom with en-suite, family bathroom, enclosed garden to rear and off street parking.

Available: Late September.
Heating: Electric.
Deposit: £1,995.00.
Council Tax: Band - C - £1,944.57 (2026/27) year.
(Active duty military members are exempt)
Agent note's: Stock photo's used.

In more detail the accommodation comprises of:
ENTRANCE HALL:
Stairs to first floor.
KITCHEN/DINING:
Luxury range of wall and base units with spaces for electric cooker and washing machine, integrated steamer/combi oven, integrated dish washer, US style Fridge/Freezer and one and half bowl sink. Breakfast bar with stools. Windows to front and rear and door to side.
DINING ROOM:
Patio doors to rear gardens.

LOUNGE:
Patio doors to front. Window to rear.
CLOAKROOM:
White suite comprising of low level wc and pedestal hand basin. Wall mirror.

ON THE FIRST FLOOR:
BEDROOM ONE:
Window to rear with curtains.
EN-SUITE:
Cream suite comprising of shower, wc and pedestal hand basin. Heated towel rail.
BEDROOM TWO:
Window to front.
BEDROOM THREE:
Window to rear.
BEDROOM FOUR:
Storage shelves. Window to front.
BATHROOM:
White suite comprising of low level wc, pedestal hand basin and 'P' shaped bath with shower over. Heated towel rail.

OUTSIDE:
Front garden mainly for off street parking, with side pedestrian access to rear.
Rear garden with split grass and gravel sections, patio area and rockery.
Shed to rear garden with electric supply.

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



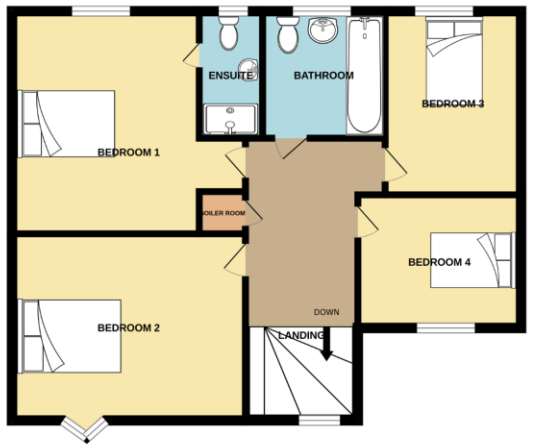




GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
625 sq.ft. (58.0 sq.m.) approx.



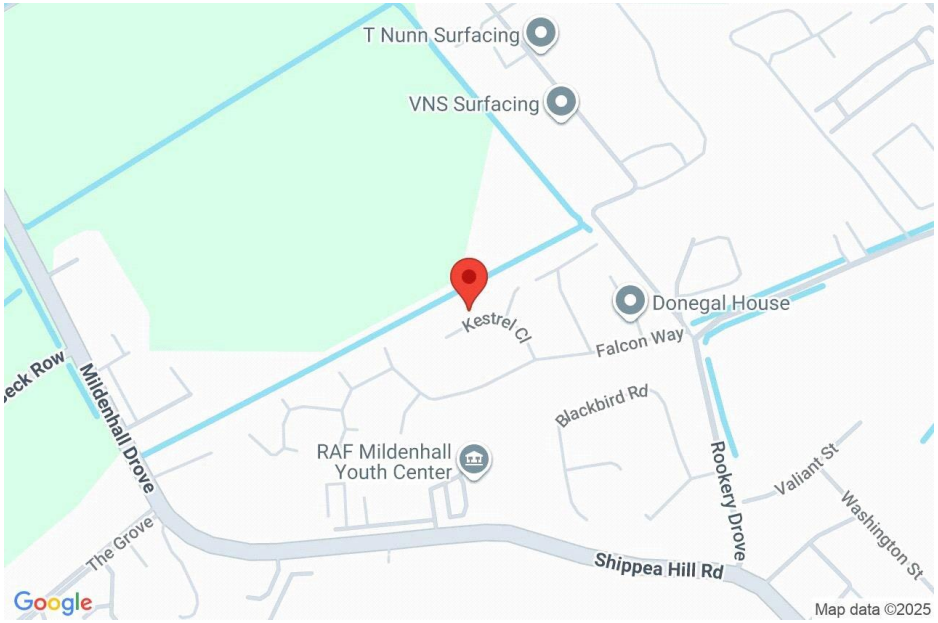
TOTAL FLOOR AREA : 1248 sq.ft. (116.0 sq.m.) approx.

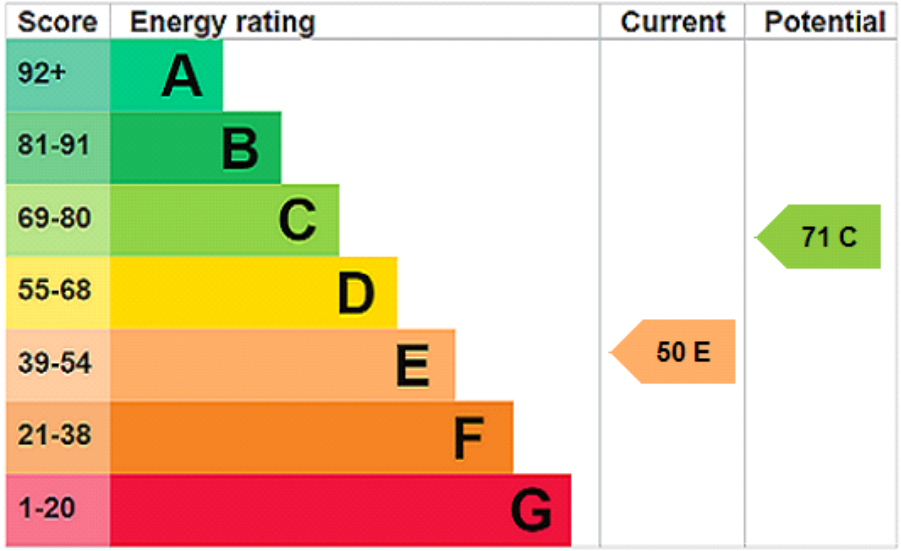
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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