

Balmforth

Estate Agents, Valuers & Letting Agents



3284M, 8 The Street, Freckenham, Bury St.
Edmunds, Suffolk, IP28 8HZ

£1,515 per month

- Three bedroom
- Semi detached house
- Newly decorated with new carpets throughout
- Brand new kitchen
- Utility room and downstairs WC
- Newly fitted en suite to primary bedroom
- On street parking available
- Available now

A charming *NEWLY* refurbished *THREE* bedroom semi-detached period property set within the well-regarded village of Freckenham. (APM3284M)

Newly decorated throughout, the house offers a balanced layout with generous room sizes along with a brand-new kitchen, newly fitted en-suite. The ground floor enjoys an expansive living room, where period features such as exposed stonework and a brick fireplace create a clear focal point, complimented by windows to dual aspects. To the rear, the new kitchen/diner, fitted with contemporary shaker-style units and patio doors opening directly onto the garden. A separate utility room and downstairs cloakroom sit neatly off the main accommodation, keeping practical spaces tucked away.

Available: Now.

Heating: Oil central heating.

Deposit: £1,745

Council Tax: Band - C - £2,004.29 (2026/27) year.

(Active duty military members are exempt)

In more detail the accommodation comprises of:

ENTRANCE HALL:

Stairs leading to the landing.

LIVING ROOM:

Boarded fireplace with surround, exposed stone walls, windows to dual aspects.

KITCHEN/DINER:

A brand-new contemporary range of shaker style base units, worktop with inset one and a half bowl sink, integrated range cooker, space for a fridge/freezer, windows to dual aspects and French doors leading to the rear garden.

UTILITY ROOM:

Space and plumbing for washing machine and vented tumble dryer.

CLOAKROOM:

Suite comprising of WC and hand basin.

LANDING:

Built-in storage cupboards, window to side aspect.

BEDROOM ONE:

Double bedroom with exposed beams and window to front aspect.

EN-SUITE:

Brand new suite comprising of WC, basin set into vanity unit, walk-in shower, window to side aspect.

BEDROOM TWO:

Double bedroom with window to front aspect.

BEDROOM THREE:

Two double built-in wardrobes, windows to dual aspects.

BATHROOM:

Suite comprising of WC, pedestal basin, enclosed shower, freestanding bath, heated towel rail, windows to dual aspects.

OUTSIDE:

To front: Two-meter-wide side access leading to the front door.

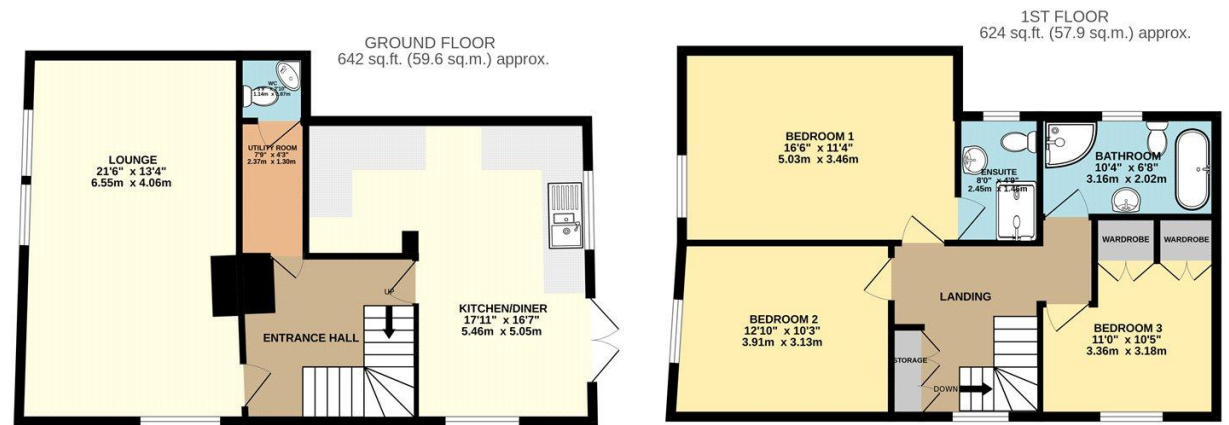
To rear: Laid to lawn with new turf and decorative stones. The oil tank is hidden behind wooden fencing to the rear. Wooden swing gate leading to the side access.

Viewings

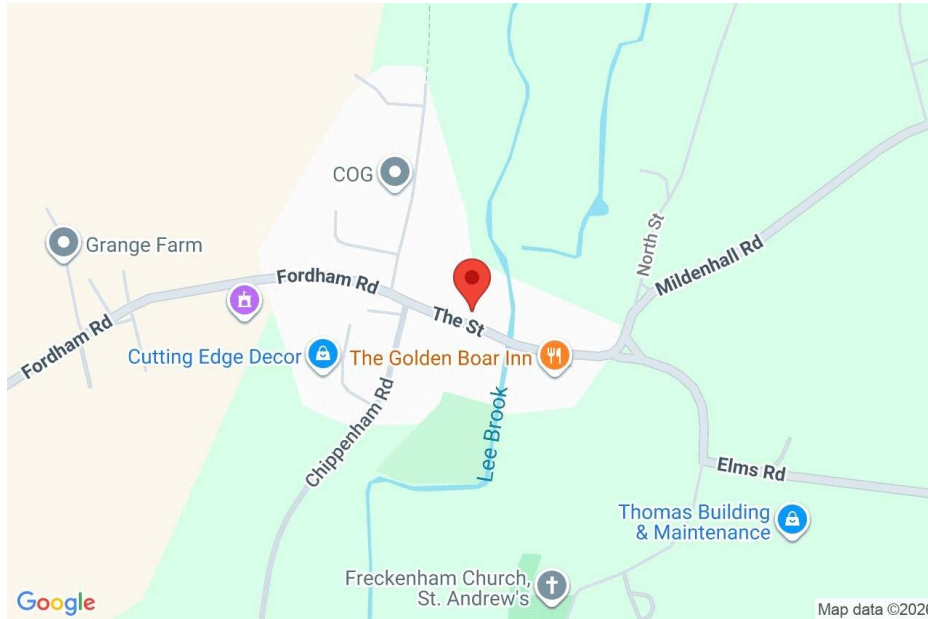
By appointment through

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



!!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		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

!!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>