Balmforth
Estate Agents, Valuers & Letting Agents



APM1117, 34 Pott Hall Road, West Row, Bury St. Edmunds, Suffolk, IP28 8PL

£1,385 per month

- Semi-Detached House
- Three bedrooms
- Spacious lounge/diner
- Modern kitchen
- Separate utility room
- Field views
- Ample storage
- Available Now

This three bedroom semi-detached house is located in the pleasant village of West Row and is within a few minute drive of RAF Mildenhall and ten minutes from RAF Lakenheath. The property benefits from generous living space throughout, separate kitchen and utility room, integrated storage cupboards to all bedrooms and single garage with ample off street parking.

Available: Now.
Heating: Oil central heating.
Parking: Off street parking to front and side driveway, leading to single garage.
Deposit: £1,595.00.
Council Tax: Band - B - £11749.89. (2026/27) year. (Active duty military members are exempt)

In more detail the property comprises of:
ENTRANCE HALL:
Under stairs storage cupboard and stairs to first floor.

KITCHEN:
Range of wall and base units, sink, space for electric cooker and fridge/freezer, pantry cupboard and window to rear.

UTILITY ROOM:
Space and hook ups for washing machine and tumble dryer, window and door to rear garden.

LOUNGE/DINING AREA:
TV and tel. points, window to front and patio doors to rear.

ON THE FIRST FLOOR:

PRIMARY BEDROOM:
Integrated wardrobe and window to front.

BEDROOM TWO:
Integrated wardrobe and window to rear.

BEDROOM THREE:
Tel. point, integrated cupboard and window to front.

FAMILY BATHROOM:
Suite comprising of pedestal hand basin and bath with shower over and window to rear.

SEPARATE WC:
White suite comprising of low level wc and window to rear.

OUTSIDE:
Front garden mainly laid to lawn with ample off street parking for up to six vehicles leading to detached single garage and access to rear. Enclosed rear garden, mainly laid to lawn with access to front.

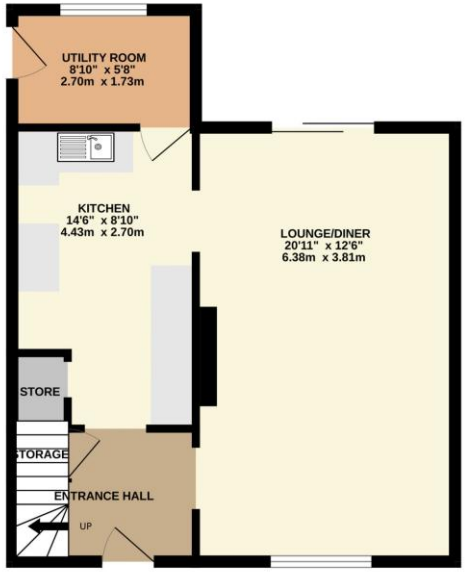
Viewings
By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171 E: mildenhall@balmforth.co.uk



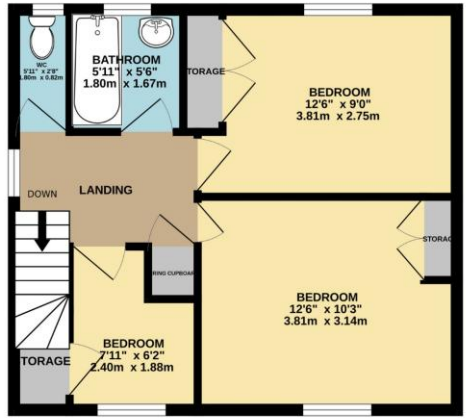




GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.

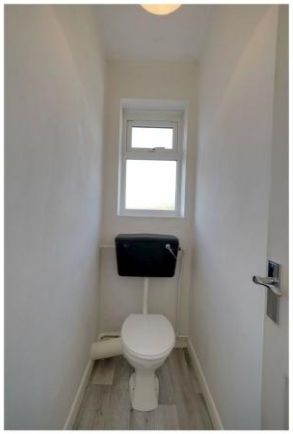


1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.2 sq.m.) approx.

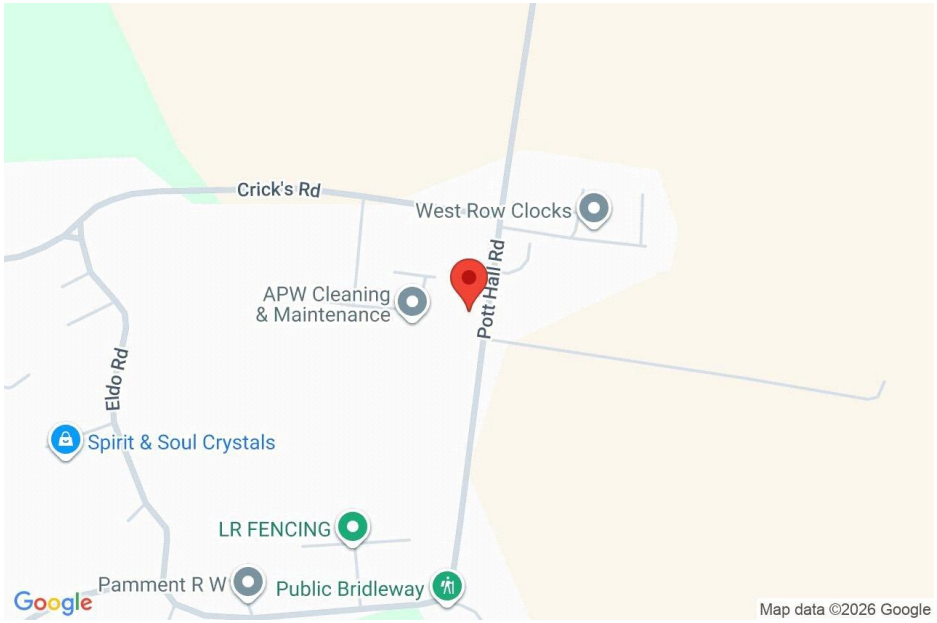
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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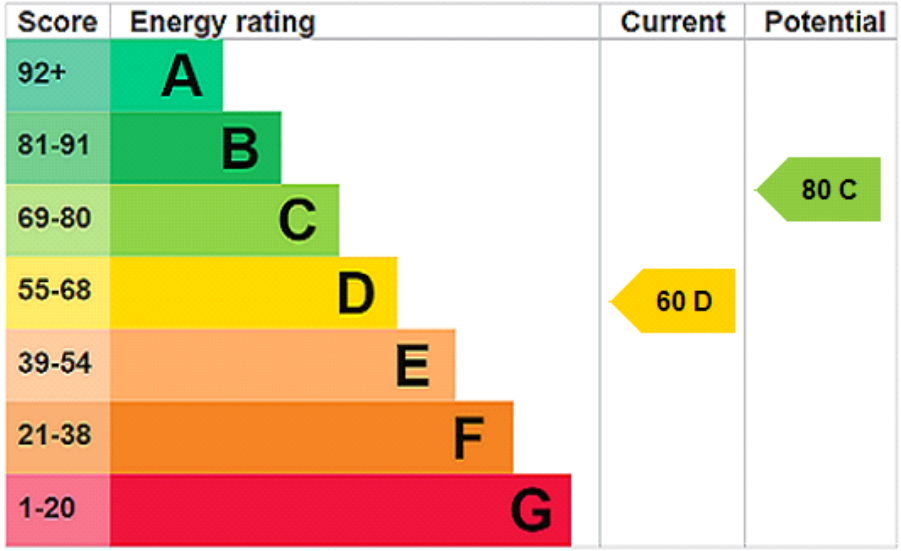






Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ





¦¦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