Balmforth
Estate Agents, Valuers & Letting Agents



3354, 14 Eriswell Drive, Lakenheath, Brandon, Suffolk, IP27 9AG

£1,515 per month

• Detached house
• Three bedrooms
• Updated Kitchen
• Utility Room
• Open Plan lounge/diner
• Enclosed gardens
• Off street parking
• Available now

This three bedroom detached house located in Lakenheath is within five minutes of RAF Lakenheath and ten minutes of RAF Mildenhall. The property benefits from open plan lounge/diner, updated kitchen, utility room, enclosed gardens and off street parking.

Available: Now.
Parking : Off street parking to front driveway for two cars.
Heating: Electric warm air heating.
Deposit: £1,745.00.
Council Tax: Band - C - £2,019.20. (2026/27) year.
(Active duty military members are exempt)

In more detail the accommodation comprises of:-

HALLWAY:
Understairs storage cupboard housing fuse box, stairs rising to first floor.

DOWNSTAIRS WC
Wash basin, towel rail, mirror, toilet roll holder, low-level WC and window to rear.

UTILITY
Wash basin, plumbing and space for freestanding washing machine and tumble dryer, pedestrian door providing access to rear garden, wall-mounted storage cupboards.

KITCHEN:
Range of wall and base units, space for freestanding fridge freezer, dishwasher and cooker. Fitted sink and drainer with mixer tap, integrated cooker hood. Pantry cupboard, airing cupboard housing boiler and window to rear.

LIVING/DINING AREA:
Open-plan living and dining space with dual-aspect windows to front and rear, pedestrian door providing access to rear garden.

ON THE FIRST FLOOR:
Airing cupboard, small storage cupboard, large storage cupboard with shelving.

BATHROOM:
Wash basin with storage beneath, low-level WC, panelled bath with electric shower over, shower curtain and rail, window to rear.

BEDROOM ONE:
Double wardrobe and window to rear.

BEDROOM TWO:
Double wardrobe and window to front.

BEDROOM THREE:
Double wardrobe and dual-aspect windows.

OUTSIDE:
Laid to lawn front garden with private driveway providing parking for two vehicles. Gate providing access to the rear garden, which is laid to lawn and benefits from a garden shed.

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



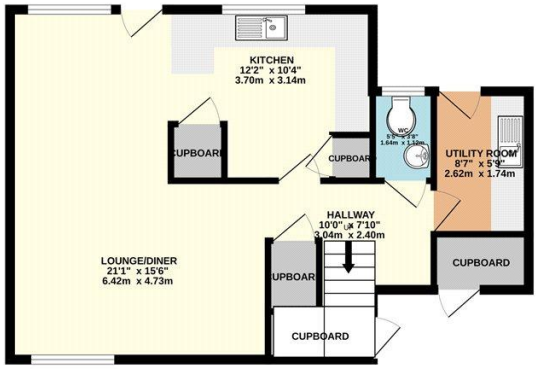




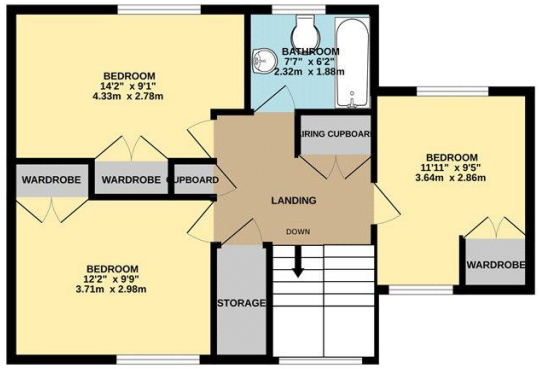




GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.




1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.

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TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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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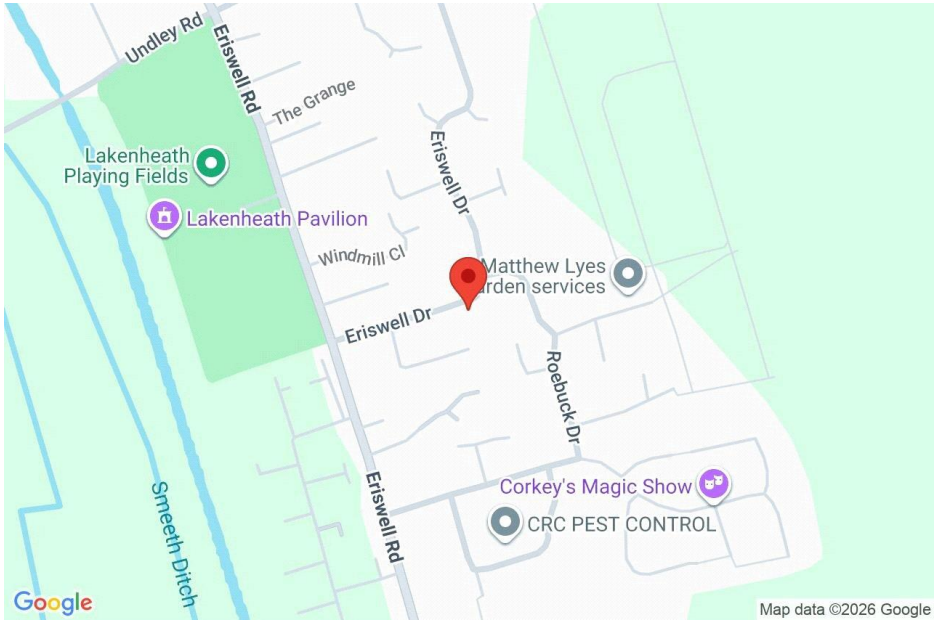
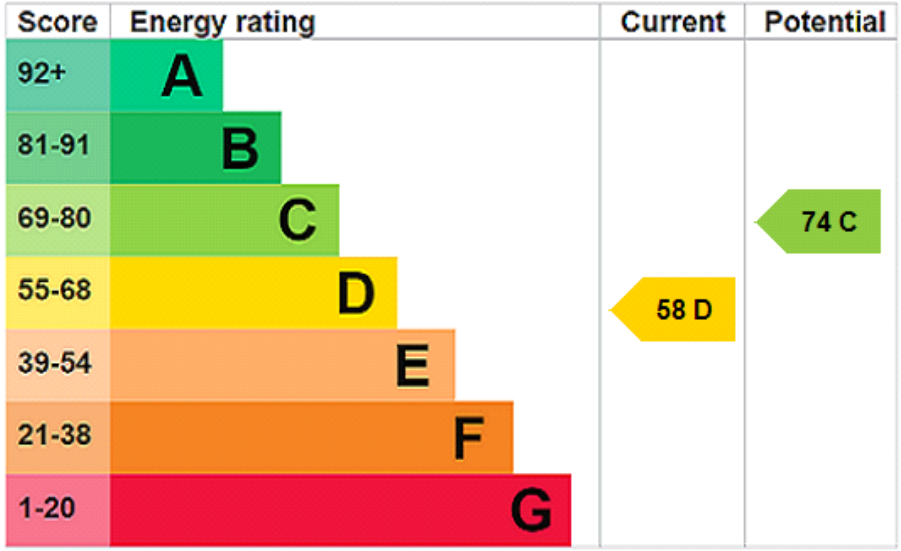
# Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ




## ¦¦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