Balmforth
Estate Agents, Valuers & Letting Agents



2028M, 43 Linden Walk, Beck Row, Bury St. Edmunds, Suffolk, IP28 8SU

£1,730 per month

• Modern four bedroom detached house
• Separate lounge and dining room
• Utility room
• En-suite facilities to primary bedroom
• Double garage
• Off street parking
• Gardens
• Available early December.

This modern four bedroom detached home is just five minutes from RAF Mildenhall and ten minutes from RAF Lakenheath. The property benefits from separate kitchen, living room, dining room and utility room, primary bedroom with en-suite and double garage with off street parking.

Available: Early December.
Heating: Oil central heating.
Parking: Off street parking to front driveway leading to garage.
Deposit: £1,995.00.
Council Tax: Band - D - £2,187.64 (2026/27) year.
(Active duty military members are exempt)
Agent notes: Stock photos used.

In more detail the accommodation comprises of:-
ENTRANCE HALL:
With stairs leading to first floor.

LOUNGE:
Window, TV + Tel point.

KITCHEN/BREAKFAST ROOM:
Range of wall and base units with integrated oven with hob and extractor over and sink. Window.

UTILITY:
Base units, space for washing machine, Door to rear.

DINING ROOM:
Window, doors to lounge.

CLOAKROOM:
White suite comprising of low level wc and pedestal hand basin.

ON THE FIRST FLOOR:

BEDROOM ONE:
Window, TV + Tel point.

EN-SUITE:
Suite comprising of low level wc, pedestal hand basin and shower cubicle. Window.

BEDROOM TWO:
Window.

BEDROOM THREE:
Window.

BEDROOM FOUR:
Window.

BATHROOM:
White suite comprising of low level, wc, pedestal hand basin and bath.

OUTSIDE:
Front garden is mainly driveway for off street parking leading to double garage.
Rear garden mainly laid to lawn.

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

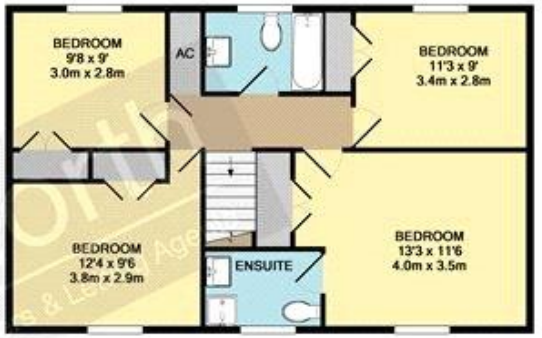









GROUND FLOOR
APPROX. FLOOR
AREA 703 SQ.FT.
(65.3 SQ.M.)




1ST FLOOR
APPROX. FLOOR
AREA 682 SQ.FT.
(63.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1385 SQ.FT. (128.7 SQ.M.)

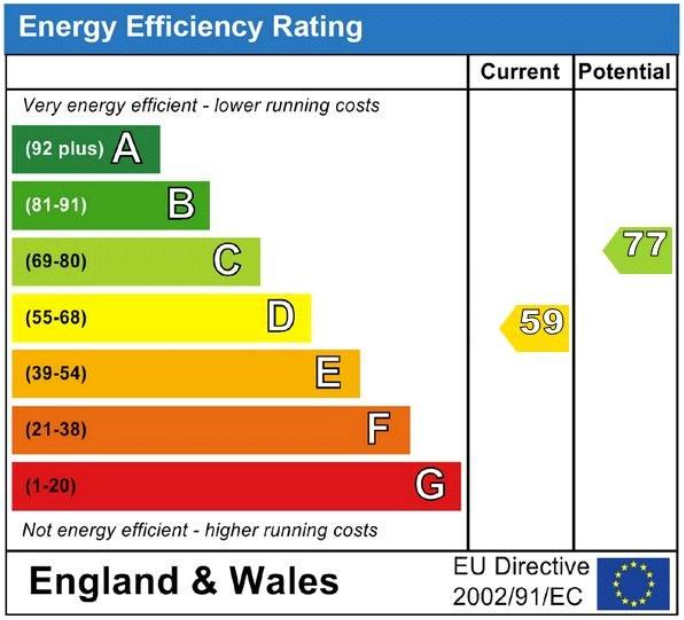
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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