

167a Eldo Road - Guide Price £190,000

West Row Suffolk IP28 8PY

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Guide Price £190,000

The Property

This well-presented two-bedroom detached bungalow in the village of West Row, Suffolk offers an excellent opportunity for a range of buyers, whether you are looking for a comfortable home, a first-time purchase, or a property with future potential.

The property is in good condition and has been well maintained, allowing a buyer to move straight in while still offering scope to personalise over time. The layout is practical and spacious, and there is potential to extend the property subject to the necessary planning permissions, making it a great option for those looking to grow into their home.

Set in a pleasant village location, the property benefits from a driveway and garage, providing convenient off-road parking and additional storage. To the rear, the garden backs onto open fields, offering a lovely sense of space and privacy.

West Row is a popular village, well known for its close proximity to RAF Mildenhall and RAF Lakenheath, which brings a strong sense of community and consistent demand in the area. This makes the property not only a pleasant place to live, but also an appealing choice for those who may wish to rent it out in the future.

Overall, this is a versatile and attractive detached home in a sought-after location, combining immediate comfort with long-term potential.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

Why We Love It!

A brilliant plot with loads of space and plenty of potential to extend. Add in the field views and lovely nearby walks, and your four-legged friend may love it even more than you do!

Modern Method of Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price

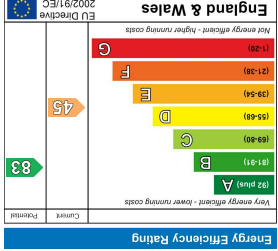
Features

- DETACHED TWO BEDROOM BUNGALOW
- SOUGHT-AFTER VILLAGE LOCATION
- BACKING ONTO OPEN FIELDS
- DRIVEWAY WITH OFF-ROAD PARKING
- GARAGE INCLUDED
- POTENTIAL TO EXTEND SUBJECT TO PLANNING
- IDEAL FOR HOMEOWNERS OR FUTURE INVESTMENT
- PERSONALISE OVERTIME
- CHAIN FREE
- CALL SHIRES TO VIEW



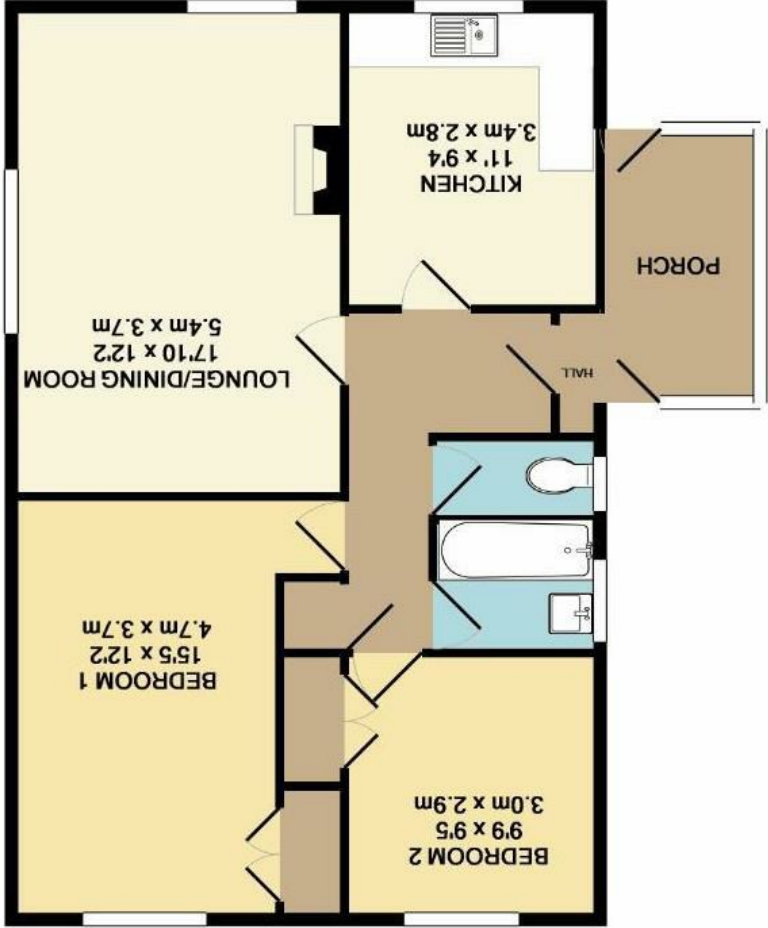


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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

Made with Metropix ©2018



4 New Street, Mildenhall, Suffolk, IP28 7EN
T: 01638 712132
E: mildenhall@shiresestateagents.co.uk