



Falcon Way, Beck Row, Suffolk, IP28 8EL

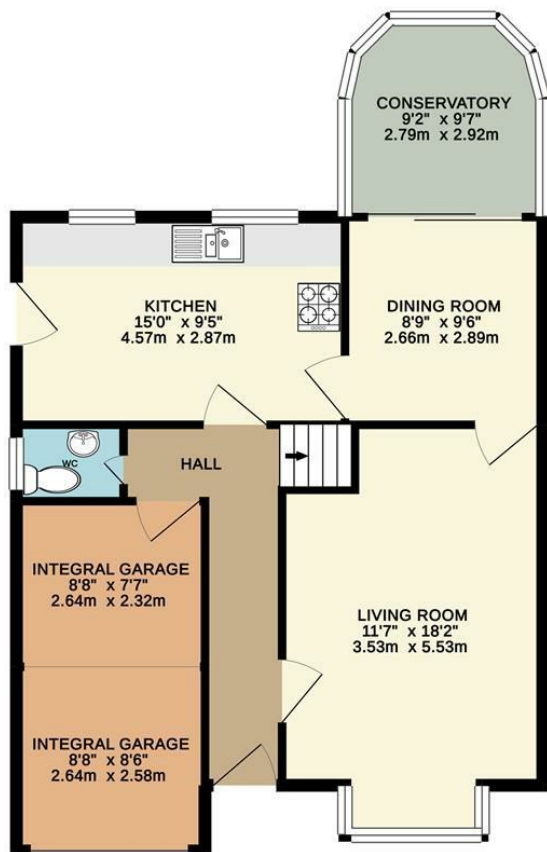
Rent - £1,475 PCM Deposit - £1,701

- SPACIOUS DETACHED HOUSE
- 4 BEDROOMS, 3 WITH BUILT IN CLOSETS
- NEW CARPETS THROUGHOUT
- FAMILY BATHROOM, EN SUITE & CLOAKROOM
- ENCLOSED GARDEN & PARKING
- WALKING DISTANCE TO RAF MILDENHALL
- OIL HEATING & ENERGY RATING - D
- APPROXIMATE SIZE - 1374 SQ FT.
- PETS CONSIDERED
- AVAILABLE NOW

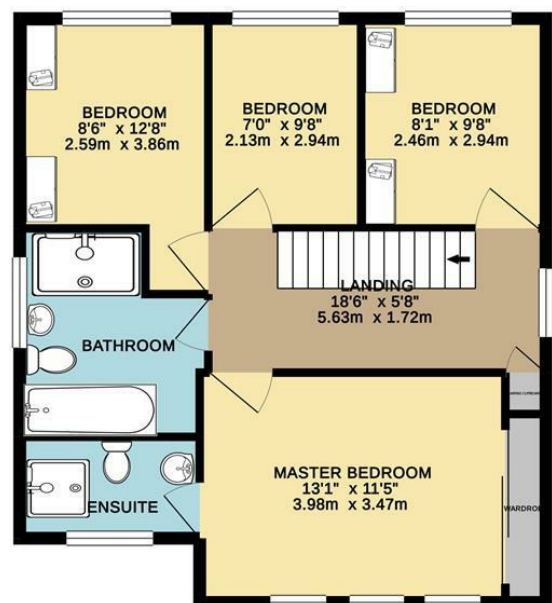


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-100) A			(81-90) A		
(81-90) B			(71-80) B		
(69-80) C			(59-70) C		
(55-68) D			(48-58) D		
(46-54) E			(37-47) E		
(39-45) F			(27-36) F		
(31-38) G			(17-26) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

GROUND FLOOR 750 sq. ft.
(69.7 sq. m.)



1ST FLOOR 625 sq. ft.
(58.0 sq. m.)



TOTAL FLOOR AREA : 1374 sq. ft. (127.7 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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