

Mark
Webster
estate agents



Mildenhall
Tamworth
£285,000

*** EXCELLENT POSITION - CONVERTED GARAGE - NO UPWARD CHAIN ***.
For sale with MARK WEBSTER estate agents is this spacious semi-detached property briefly comprising Kitchen/diner, lounge, ground floor bedroom & shower room, three upstairs bedrooms, bathroom, rear garden and off road parking. Viewing is essential.

ENTRANCE HALL

Having laminated wooden effect flooring, single panelled radiator and a door to...

DINING AREA

12' 10" x 6' 8" (3.91m x 2.03m)

Single panelled radiator, stairs leading off to the first floor landing and an opening to...

KITCHEN AREA

9' 1" x 9' 6" (2.77m x 2.9m)

Double glazed window to front aspect, doors to two useful under stairs storage cupboards, a range of base and eye level kitchen units, roll edge work surfaces, stainless steel sink, space for an eye level electric double oven and an electric hob.

LOUNGE

11' 7" x 16' 1" (3.53m x 4.9m)

Double glazed sliding doors giving access to the rear garden, double panelled radiator and an electric fireplace.

GROUND FLOOR BEDROOM

15' 9" x 7' 7" (4.8m x 2.31m)

Double glazed window to front aspect and a single panelled radiator.

GROUND FLOOR WET ROOM

10' 9" x 3' 5" (3.28m x 1.04m)

Opaque double glazed window to side aspect, tiles floor & walls, two tall heated towel radiators, wash basin with useful vanity storage, low level WC and a mixer style shower.

UTILITY ROOM

4' 2" x 7' 2" (1.27m x 2.18m)

Double glazed window to rear aspect, wooden effect flooring, appliance space and a door giving access to the rear garden.

FIRST FLOOR LANDING

Access to roof space and doors leading off to...

BEDROOM ONE

11' 0" x 10' 7" (3.35m x 3.23m)

Double glazed window to front aspect, double panelled radiator and double doors to a wardrobe.



BEDROOM TWO

12' 4" x 8' 7" maximum (3.76m x 2.62m)

Double glazed window to rear aspect, single panelled radiator and sliding doors to a wardrobe.

BEDROOM THREE

9' 3" x 7' 1" (2.82m x 2.16m)

Double glazed window to rear aspect and a single panelled radiator.

BATHROOM

7' 9" x 4' 10" (2.36m x 1.47m)

Opaque double glazed window to front aspect, tiled walls, heated towel rail, pedestal wash basin, low level WC and a tiled bath with mixer shower head attachment.

TO THE EXTERIOR

The property is very well situated in this popular location and has the added benefit of being on the doorstep of a local primary school and local shops, perfect for a growing family.

To the front of the property there is a mature planted garden, a double width block paved driveway and double gates to the rear garden with a further ramp giving access to the entrance door. The enclosed rear garden is of good size with a lawn, mature planted borders and a paved patio area to the side which is partially covered.

FIXTURES & FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

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Sat: 9:00am – 4:00pm



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GROUND FLOOR
669 sq.ft. (62.2 sq.m.) approx.

1ST FLOOR
376 sq.ft. (35.0 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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