



NORTH TERRACE | MILDENHALL

Extended Character Property in Town Centre Location

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Guide Price £280,000 Freehold

FEATURES

- Central Town Location - Walking distance to Shops, Doctors and Supermarket
- Mildenhall Hub, School & Sports Centre/Pool approximately 0.7 miles away (google maps)
- Generous Rear Garden - Landscaped with decking and lawn areas.
- Spacious Lounge/diner with bay window with window seat and gas fire
- Extended to the rear and into loft space providing generous living space
- virtual 3D Tour Available
- Ideal first home or buy-to-let property

DESCRIPTION

A beautifully extended three-bedroom semi-detached Victorian home, ideally situated in a central town location within walking distance of local schools, shops, doctors, and a supermarket. The property has been thoughtfully extended to the rear and into the loft, providing generous and versatile living accommodation throughout.

Externally, the home boasts a spacious rear garden perfect for families and entertaining, along with off-road parking to the front. A must-see property to truly appreciate the space and character on offer.

Entrance Hall

Stairs leading to first floor, oak flooring.

Lounge/Diner 25'7" x 15'9" (7.80m x 4.80m)

Bay window to front aspect, gas fireplace and fitted storage units. Oak flooring and French doors leading to rear garden.



ACCOMMODATION

Kitchen/Breakfast Room 13'2" x 10'6" (4.01m x 3.19m)

Wide range of wall and base units with electric range cooker and extractor over, space and plumbing for washing machine, dishwasher and fridge/freezer. Oak work surfaces and feature under cupboard lighting, Windows to side aspect.

Study/ Bedroom 3 10'2" x 9'4" (3.10m x 2.84m)

Oak flooring, French doors leading to rear garden,

First Floor Landing

Stairs leading to second floor.

Master Bedroom 12'9" x 13'11" (3.89m x 4.23m)

Two double wardrobes. Two windows to front aspect.

En-suite 9'4" x 5'11" (2.87m x 1.81m)

Freestanding bath, low level WC, hand wash basin inset in vanity unit.

Bathroom 9'5" x 6'0" (2.89m x 1.85m)

Double shower cubicle, part tiled walls, enclosed WC and hand was basin inset in vanity unit. Heated towel rail and window to rear aspect.

Bedroom 2 13'2" x 10'6" (4.01m x 3.19m)

Window to rear aspect.

Second Floor

Family Room / Potential Bedroom (stp) 15'4" x 15'1" (4.68m x 4.60m)

Timber flooring, Eves storage space and three velux style windows.

Outside

Enclosed rear garden with timber decking area, variety of flower beds, with lawn and artificial lawn areas. Two storage sheds.

Parking

Off road parking to the front of the property.



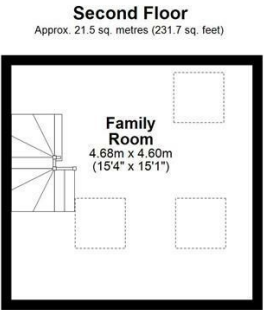
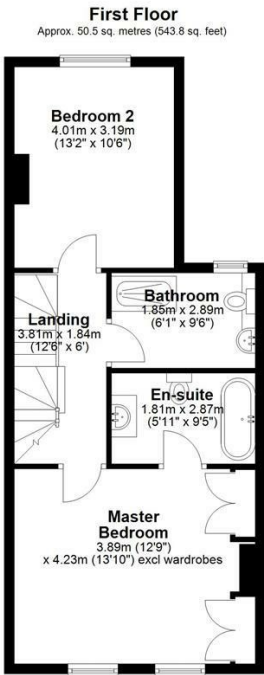
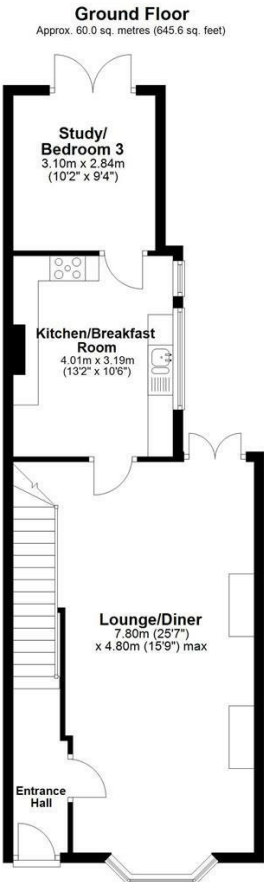






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Council Tax Band : C



Total area: approx. 132.0 sq. metres (1421.1 sq. feet)

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

