



Boeing Way, Mildenhall

EPC Rating 71

Guide Price £245,000

- 2 bedroom semi-detached house
- Kitchen/diner
- Living room
- 2 bedrooms
- Bathroom
- Garage with off road parking
- Rear enclosed garden
- West Suffolk council tax band B
- Within walking distance to the town centre



BOEING WAY. MILDENHALL Offered to the market CHAIN FREE is a 2 bedroom semi-detached house in a quiet cul-de-sac location in the town of Mildenhall. Internally the property offers a kitchen/diner, living room, 2 bedrooms and family bathroom. Externally there is a low maintenance rear enclosed garden, single garage with off road parking.

ENTRANCE HALL With stairs rising to the first floor and door leading to all downstairs rooms.

LIVING ROOM 13' 5" x 11' 2" (4.09m x 3.4m)
With under stair storage cupboard, window to the front and door leading to the kitchen.

KITCHEN/DINER 14' 5" x 7' 10" (4.39m x 2.39m)
A modern shaker style cream fitted kitchen with a good range of wall and base units with wood effect worktop. Integrated appliances include 4 ring ceramic hob with extractor fan above and oven below, dishwasher and space and plumbing for a washing machine and fridge freezer. Wood effect flooring, tiled walls, space for a dining table and sliding patio doors leading to the rear garden.

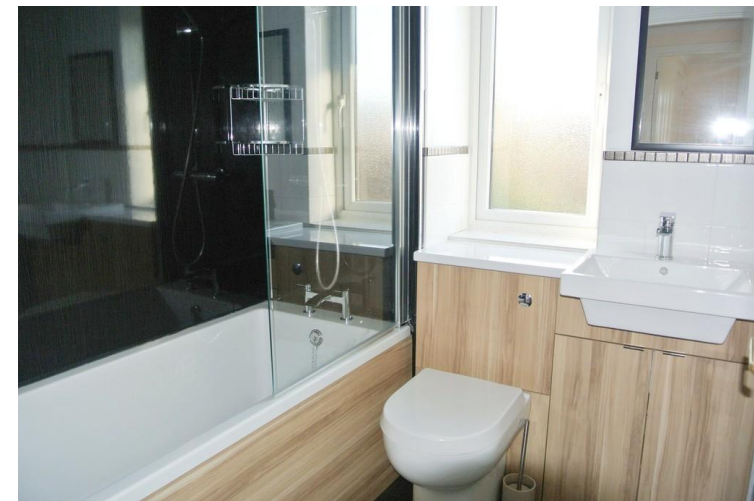
FIRST FLOOR With loft access.

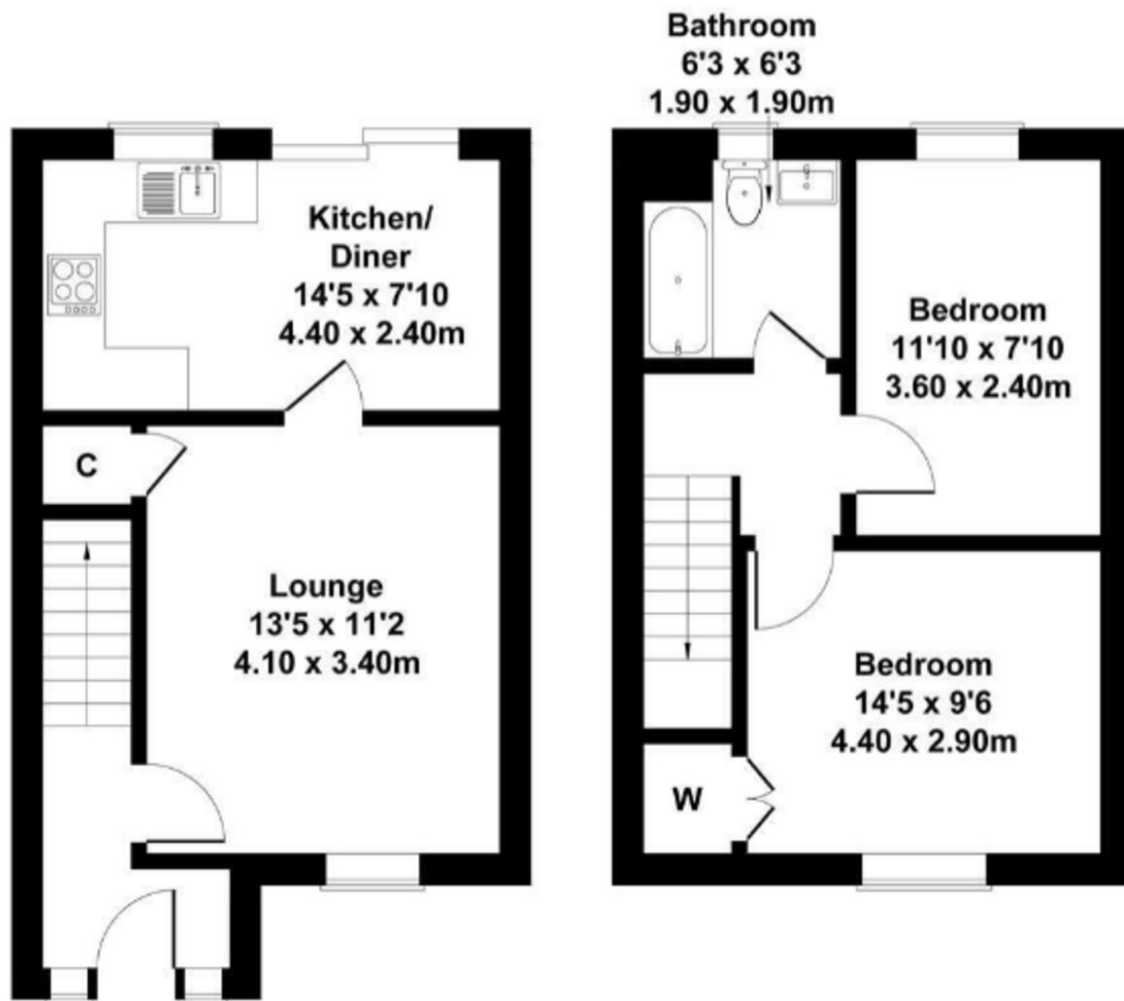
BEDROOM ONE 14' 5" x 9' 6" (4.39m x 2.9m)
Double bedroom with fitted double wardrobe and window to the front.

BEDROOM TWO 11' 10" x 7' 10" (3.61m x 2.39m) With window to the rear.

BATHROOM 3 piece suite comprising panelled bath with shower over and glass screen. Vanity unit housing the WC and basin. Vinyl flooring, part tiled wall, extractor fan and window to the rear.

OUTSIDE To the rear is mainly laid to lawn with a decked area for seating all enclosed by wooden fence boundaries. There is a personnel door leading into the rear of the single garage. To the front there is a small laid to lawn area, single garage with up and over door and parking in front for 2 cars.





COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements