



Grosvenor House Court, Mildenhall

EPC Rating 62

Guide Price £260,000

- Three Bedroom DETACHED house
- Kitchen/Breakfast room
- Living Room
- Kitchen/diner with appliances
- Enclosed rear garden
- Garage and off road parking
- Quiet Cul-De-Sac Location
- Gas Central Heating
- 765 Square Feet - Council Tax C
- CHAIN FREE



GROSVENOR HOUSE COURT, MILDENHALL

Offered to the market CHAIN FREE is a well presented 3 bedroom detached house in a no through road in a residential area of Mildenhall. Internally the property boasts a kitchen/breakfast room with appliances, living room, 3 bedrooms and family bathroom along with cloakroom. Externally there is a good sized, low maintenance garden, garage and driveway for two cars.

ENTRANCE HALL With tiled floor and stairs rising to first floor.

LIVING ROOM 15' 5" x 11' 3" (4.72m x 3.43m)
With French doors leading into the garden and window to the front of the property.

KITCHEN/BREAKFAST ROOM 15' 5" x 12' 0" (4.72m x 3.66m)
Open plan kitchen/breakfast room with a good range of cream shaker style wall and base units benefit a solid wood worktop. Integrated appliance include a 4 ring gas hob, electric oven below and extractor hood above and dishwasher. Space and plumbing for a fridge/freezer & washing machine, tiled flooring, door leading to the rear garden and window to the front of the property.

CLOAKROOM 2 piece suite comprising WC and basin with tiled floor.

FIRST FLOOR With loft access.

BEDROOM ONE 11' 1" x 8' 7" (3.4m x 2.64m)
Double bedroom with built in wardrobe and window to the front of the property.

BEDROOM TWO 8' 10" x 8' 2" (2.7m x 2.5m)
Double bedroom with built-in wardrobe and window to the front of the property.

BERDOOM 3 7' 10" x 6' 6" (2.4m x 2.0m) With window to the rear of the property.

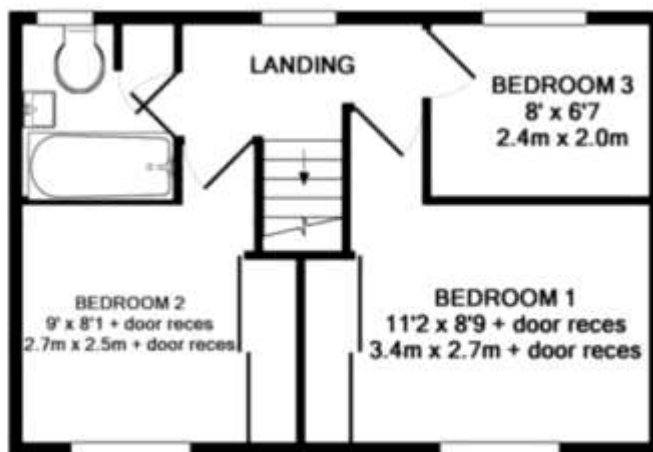
BATHROOM 3 piece suite panelled bath with shower over, wash basin and WC. With hard flooring, extractor fan and window to the rear.

OUTSIDE The rear garden is mainly laid to lawn with a patio area for seating, wooden shed and wooden fence boundaries with a gate for pedestrian access. Garage adjacent to the right of the property with a driveway for two cars.





GROUND FLOOR



1ST FLOOR

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 ©2010

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

Unit 6 Bellflower Crescent
Red Lodge
Suffolk
IP28 8XQ

T: 01638 551551

E: enquiries@readwinbarclay.co.uk

W: www.readwinbarclay.co.uk

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