



# St. Andrews Street

Mildenhall, IP28

Price £190,000

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## Description

This charming CHARACTER COTTAGE boasts an EXCELLENT LOCATION within 'a stone's throw' of Mildenhall Town Centre and benefits from excellent transport links via bus station as well as the nearby A11 dual carriageway which leads to Newmarket, Cambridge, London as well as Thetford and Norwich.

Downstairs the house comprises a welcoming entrance hall which provides ample space to remove coats and shoes, in addition to a cloakroom W.C and wash hand basin. There is an impressive open plan kitchen/ living/ dining room which includes a range of wall and base level units, stainless steel sink, INTEGRATED cooker and microwave, dishwasher and washing machine as well as an electric hob with extractor hood over. There is also a wall mounted gas boiler and useful recess beneath the stairs which makes a fantastic space for a fridge freezer.

Stairs lead to the first floor accommodation which benefits from new carpets and includes TWO DOUBLE BEDROOMS as well as a family shower room comprising W.C, wash hand basin, heated towel rail and shower cubicle.

The rear garden is a COURTYARD STYLE and benefits from an outside tap in addition to an outbuilding which is currently used for storage.

## Measurements

Entrance Hall - 7'08" x 3'04"

Cloakroom W.C - 5'04" x 3'04"

Lounge - 14'06" x 8'08"

Kitchen - 11'00" x 9'00"

Bedroom - 13'02" x 10'00"

Bedroom - 10'02" x 8'07"

Shower Room - 8'10" x 4'07"

## Agents Note

This property has a right of access over 22 and 24 St Andrews Street which provides access to the rear garden.

Council Tax Band - West Suffolk, A.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

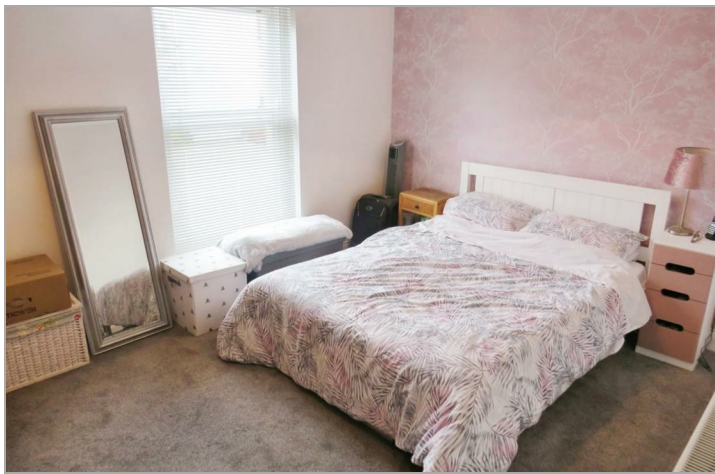
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

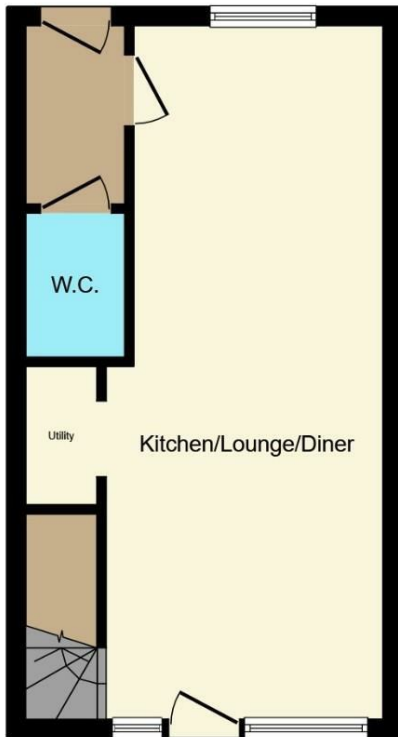
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

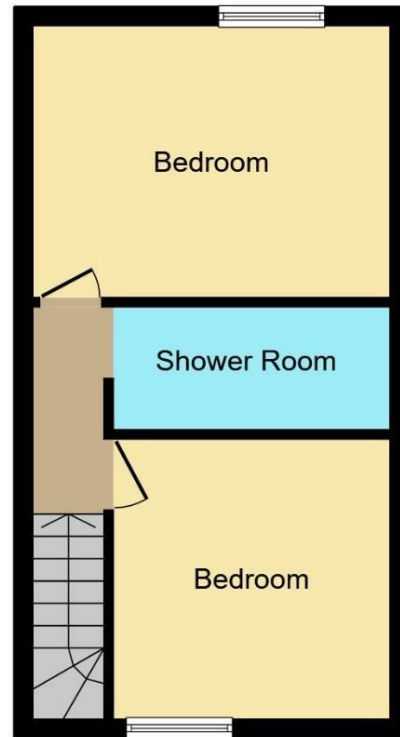
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





Ground Floor

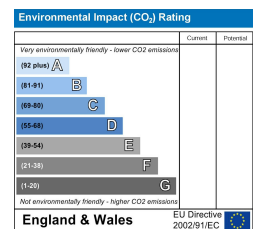
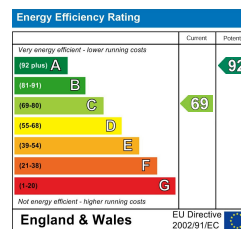


First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

### Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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