

oakheart

£225,000

Offers Over
Kingsway, Mildenhall



Situated in the heart of Mildenhall, this well-proportioned three-bedroom end-of-terrace property presents an excellent opportunity for both homebuyers and investors alike. With generous living space, a private courtyard garden, and a garage, this home is ideally positioned within walking distance of the town centre and all local amenities, offering a perfect balance of comfort and convenience.

Upon entering the property, you are welcomed by a spacious hallway that provides access to a convenient downstairs WC and a sizeable under-stair storage area. The bright and airy living room benefits from large dual-aspect windows, allowing natural light to flood the space and creating a warm and inviting atmosphere. To the other side of the home, the generous kitchen diner

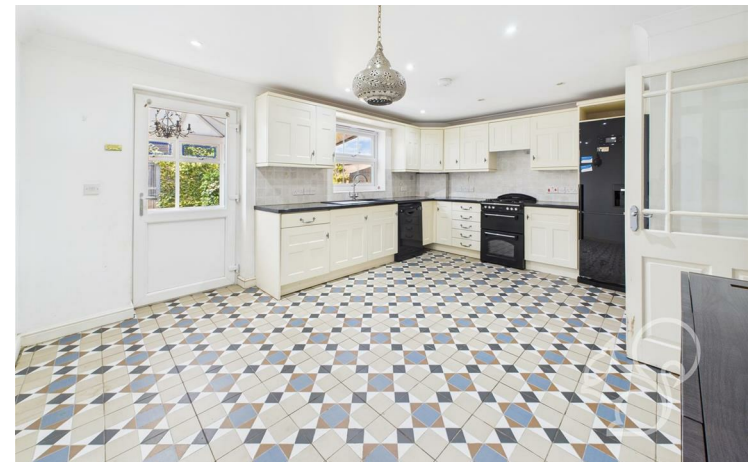
offers an ideal setting for everyday family life or entertaining guests, with direct access into a sunroom that opens out through French doors into a private courtyard garden. This outdoor space is low-maintenance and provides access to the garage, making it both practical and secure.

The first floor features a wide and open landing that leads to three well-sized bedrooms, all of which benefit from ample built-in storage. The master bedroom is particularly impressive, offering two double fitted wardrobes and a contemporary en suite shower room. A modern family bathroom serves the remaining bedrooms, completing the upper floor accommodation.

This property also benefits from one off-road parking space in addition to the

garage, and features double glazing and gas central heating throughout. With its central location, spacious layout, and strong rental appeal, this home represents a fantastic opportunity for a range of buyers, whether you're looking for your next family home or a sound investment.

Early viewing is highly recommended to fully appreciate everything this versatile property has to offer.











Local Authority:

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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