









welcome to

Brandon Road, Mildenhall, Bury St. Edmunds

A spacious, flexible, and open plan 2-bedroom semi-detached bungalow with circa 850 sq ft of accommodation, ample driveway parking, double garage and situated on a generously sized plot.

The Accommodation

Entrance Hall

Kitchen/Dining Room

25' 2" x 9' 10" (7.67m x 3.00m)

Living Room

11' 6" x 9' 8" (3.51m x 2.95m)

Cloakroom

5' 5" x 3' 4" (1.65m x 1.02m)

Bedroom 1

12' 11" max x 11' 5" max (3.94m max x 3.48m max)

Bedroom 2

11' 4" x 10' 11" (3.45m x 3.33m)

Bathroom

11' 5" x 9' 11" (3.48m x 3.02m)

Outside

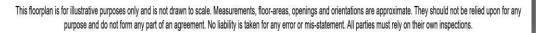
Generously Size Plot

Driveway With Ample Parking

Double Garage

18' x 15' 9" (5.49m x 4.80m)









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- 2 Bedroom Semi-Detached Bungalow
- Circa 850 Sq Ft of Accommodation
- Open Plan & Flexible Living
- Generously Sized Plot
- Ample Driveway Parking

Tenure: Freehold EPC Rating: E

guide price

£250,000

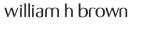


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Property Ref: MDH107953 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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