



**Selwyn Close, Mildenhall IP28 7QA**

***welcome to***

## **Selwyn Close, Mildenhall Bury St. Edmunds**

A mid-terrace house located within a development of similar properties offering UPDATED KITCHEN, three bedrooms and good size living room.  
IDEAL FIRST TIME PURCHASE or investment buy.

### **Entrance Hall**

With storage cupboard, stairs leading to first floor with storage beneath and doors to:

### **Kitchen**

13' 3" x 9' 6" ( 4.04m x 2.90m )

With an updated fitted range of base units and drawers, matching wall units, inset sink and drainer unit, two built in under ovens with hob and extractor over, spaces for washing machine and tumble dryer, wall mounted boiler and double glazed window to front.

### **Living Room**

15' 9" max x 12' 8" max ( 4.80m max x 3.86m max )

With radiator, double glazed window and door to rear garden.







### **First Floor Landing**

With storage cupboard and doors to:

#### **Bedroom 1**

12' 5" x 8' 3" ( 3.78m x 2.51m )

With radiator and double glazed window to rear aspect.

#### **Bedroom 2**

13' 9" x 6' 6" ( 4.19m x 1.98m )

With radiator and double glazed window to front aspect.

#### **Bedroom 3**

9' 4" x 7' 1" ( 2.84m x 2.16m )

With radiator and double glazed window to rear aspect.

#### **Bathroom**

Fitted with a white suite comprising panel enclosed bath with electric shower over, vanity wash hand basin with storage beneath, low level w.c, part tiled and two double glazed windows to front.

#### **Outside**

The front garden has a selection of shrubs and plants enclosed by a low level fence.

The rear garden is mainly laid to artificial grass with brick built storage shed and is fully enclosed. Communal parking is located nearby.



***view this property online*** [williamhbrown.co.uk/Property/MDH108412](http://williamhbrown.co.uk/Property/MDH108412)



welcome to

## Selwyn Close, Mildenhall

- Ideal First Time Purchase
- Well Presented
- Updated Kitchen
- Enclosed Rear Garden
- Three Well Proportioned Bedrooms

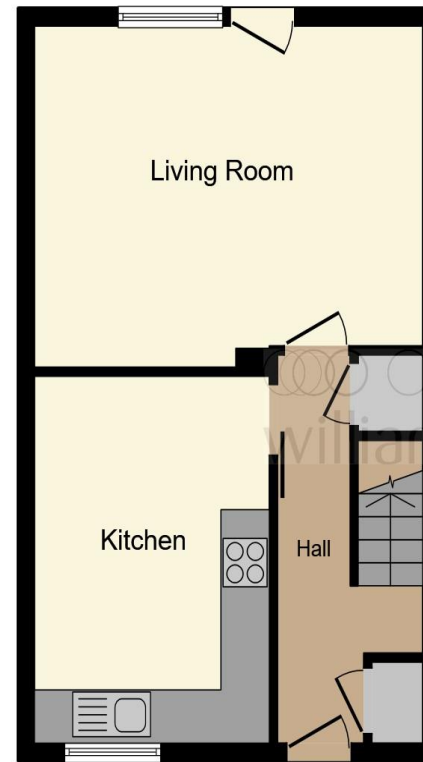
Tenure: Freehold

EPC Rating: C

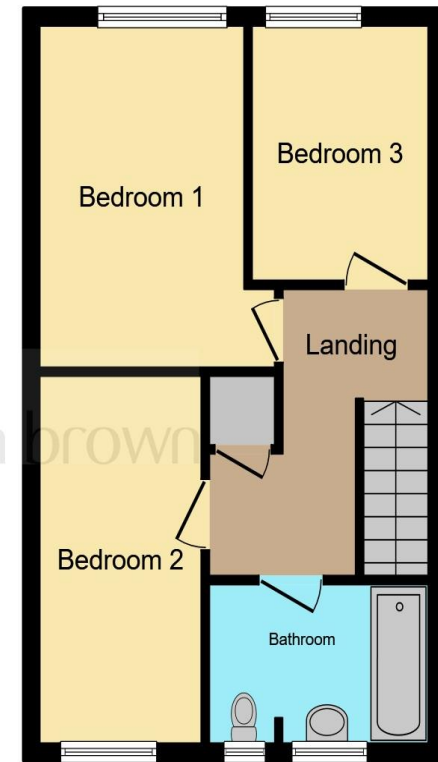
Council Tax Band: A

guide price

**£180,000**



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

view this property online [williamhbrown.co.uk/Property/MDH108412](http://williamhbrown.co.uk/Property/MDH108412)



Property Ref:  
MDH108412 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01638 713274**



[Mildenhall@williamhbrown.co.uk](mailto:Mildenhall@williamhbrown.co.uk)



17 High Street, Mildenhall, BURY ST.  
EDMUNDS, Suffolk, IP28 7EQ



[williamhbrown.co.uk](http://williamhbrown.co.uk)