



**Croft Place, Mildenhall IP28 7LN**

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## **Croft Place, Mildenhall**

An extended three bedrooms semi-detached bungalow situated with walking distance of the town with tandem garage, gym area and attractive gardens. Offered to the market with no onward chain.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hall**

With electric heater, storage cupboard and doors to:

### **Lounge**

16' 4" max x 11' 8" max ( 4.98m max x 3.56m max )

With electric heater and double glazed window to front aspect.

### **Kitchen/Diner**

19' 4" x 10' ( 5.89m x 3.05m )

With a fitted range of Shaker style base units and drawers with matching wall units, inset sink and drainer unit with mixer tap, built in under oven with gas hob and extractor over, space for slimline dishwasher, electric heater, double glazed window to side and double glazed French doors to rear garden.

### **Separate W.C**

With low level w.c and double glazed window to rear.

### **Bathroom**

Fitted with a suite comprising panel enclosed bath with shower over and fitted shower screen, sink unit with mixer tap, electric heater and double glazed window to rear.

### **Bedroom 1**

10' 10" x 10' 5" ( 3.30m x 3.17m )

With electric heater and double glazed window to rear aspect.







### **Bedroom 2**

13' x 7' 9" ( 3.96m x 2.36m )

With electric heater and double glazed window to front aspect.

### **Bedroom 3**

9' 9" x 6' 11" ( 2.97m x 2.11m )

With electric heater and double glazed window to front aspect.

### **Garage**

22' 10" x 10' 6" ( 6.96m x 3.20m )

### **Gym**

13' 9" x 10' 6" ( 4.19m x 3.20m )

With double doors to rear garden

### **Outside**

To the front of the property is a mainly lawned garden with shrub and plant borders, a gravel area and borders and a driveway leading to the garage.

The rear garden has a mix of lawned areas, paved areas and shrub/plant borders and is fully enclosed by fencing.

### **Agents Note**

The property has solar panels fitted. Please contact the branch for further details.



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## Croft Place, Mildenhall Bury St. Edmunds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Three Bedrooms

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

guide price

**£250,000**



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)

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Property Ref:  
MDH108437 - 0002

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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)**