



Folly Road, Mildenhall IP28 7BX

welcome to

Folly Road, Mildenhall

A well-presented semi-detached house located on a corner plot position in an often requested area of Mildenhall with two good size bedrooms, updated kitchen, garage and driveway. Early viewing highly recommended.

Entrance Hall

With radiator, stairs leading to first floor and doors to:

Lounge

16' 8" x 10' 2" (5.08m x 3.10m)

With radiator and windows to front and side aspects.

Kitchen/Diner

16' 8" x 8' 8" (5.08m x 2.64m)

Fitted with a range of updated base units and drawers with work surfaces over to four sides, matching wall units, inset butler sink with mixer tap, built in under oven with ceramic hob and extractor over, integrated washing machine and dishwasher, spot lighting, radiator, double glazed windows to front and rear aspects and opening to:

Rear Hall

6' 2" x 5' 5" (1.88m x 1.65m)

With built in storage cupboard, under stair storage alcove currently housing fridge/freezer and part glazed UPVC door to rear garden.





First Floor Landing

With radiator, built in storage cupboard, double glazed window to rear aspect and doors to:

Bedroom One

12' 7" x 10' 2" (3.84m x 3.10m)

With radiator, built in double wardrobe and double glazed window to front aspect.

Bedroom Two

11' 8" x 10' 3" (3.56m x 3.12m)

With radiator, built in double wardrobe and double glazed window to front aspect.

Bathroom

Fitted with a suite comprising panel enclosed corner bath with mixer tap and shower over, low level w.c, pedestal wash hand basin, towel ladder radiator, part tiled and two double glazed windows to front.

Outside

Sitting in a corner plot position, the gardens to the front extend to the side of the property and being mainly laid to lawn and a storm porch over the front door. To the side of the property is the single garage and driveway for two cars. Gated access leads to the rear garden which is predominantly laid to lawn with a decked area adjacent to the kitchen.



view this property online williamhbrown.co.uk/Property/MDH108367



welcome to

Folly Road, Mildenhall

- Semi-Detached House
- Non-Estate Position
- Walking Distance To Amenities & Facilities
- Well Presented Throughout
- Two Good Size Bedrooms

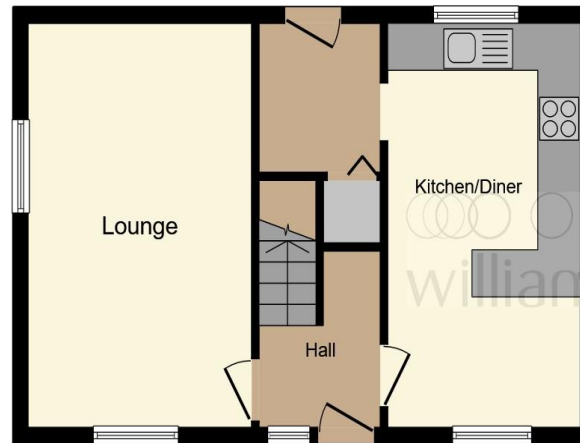
Tenure: Freehold

EPC Rating: D

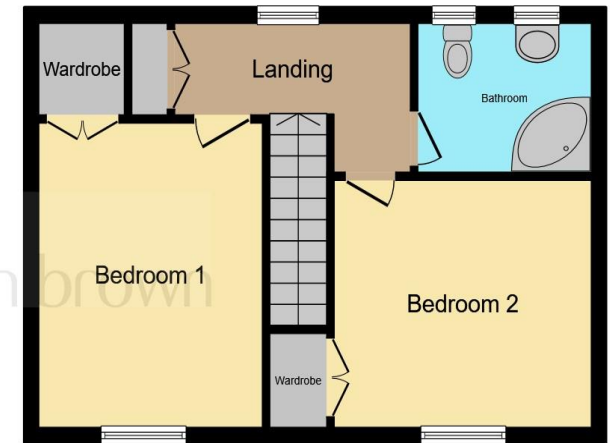
Council Tax Band: C

guide price

£250,000



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

view this property online williamhbrown.co.uk/Property/MDH108367



Property Ref:
MDH108367 - 0002

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



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



williamhbrown.co.uk