



Market Place, Mildenhall IP28 7EF

welcome to

Market Place, Mildenhall

A charming period property retaining many original features with accommodation over three floors situated in a town centre location offering three bedrooms, living room and contemporary kitchen.

Porch

5' 5" x 3' 7" (1.65m x 1.09m)

With storage cupboard and shelving, door to:

Living Room

17' 3" + bay x 14' 9" max (5.26m + bay x 4.50m max)

With feature inglenook fireplace, exposed beams and stud work, stairs leading to first floor with storage cupboard beneath, bay window to front aspect, step up and folding doors to:

Kitchen

9' 8" max x 8' 3" max (2.95m max x 2.51m max)

With a contemporary range of base units and drawers with work surfaces over to three sides, matching wall units, inset one and a half bowl stainless steel sink with mixer tap over, built in double under oven with hob and extractor over, window to rear aspect, door to rear courtyard and door to:

Bathroom

Fitted with a suite comprising panel enclosed bath with electric shower over, low level w.c, vanity wash hand basin with mixer tap over and storage cupboard beneath, extractor and window to rear.





First Floor Landing

Large space ideally making a study area, feature inglenook fireplace, exposed beams and stud work, window to rear aspect, sky light, door to stairs leading to second floor and doors to:

Bedroom Three

9' 4" x 6' 9" (2.84m x 2.06m)

With exposed beams and stud work, window to front aspect.

Bedroom Two

11' 4" max x 7' 2" max (3.45m max x 2.18m max)

With fitted wardrobes, exposed beams and window to front aspect.

Second Floor

Bedroom One

15' 2" max x 12' 6" max (4.62m max x 3.81m max)

With exposed beams and stud work, storage alcove and window to front aspect.

Outside

There is a small courtyard garden to the rear.



view this property online williamhbrown.co.uk/Property/MDH108618



welcome to

Market Place, Mildenhall

- Period Property
- Character & Charm Throughout
- Original Features Retained
- Accommodation Over Three Floors
- Three Bedrooms

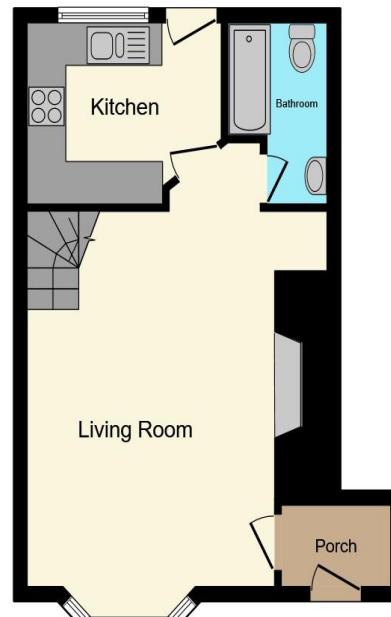
Tenure: Freehold

EPC Rating: Exempt

Council Tax Band: A

guide price

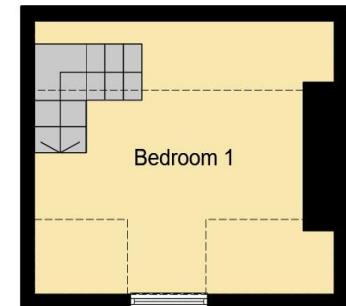
£210,000



Ground Floor



First Floor



Second 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/MDH108618



Property Ref:
MDH108618 - 0008

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.



01638 713274



Mildenhall@williamhbrown.co.uk



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



williamhbrown.co.uk