



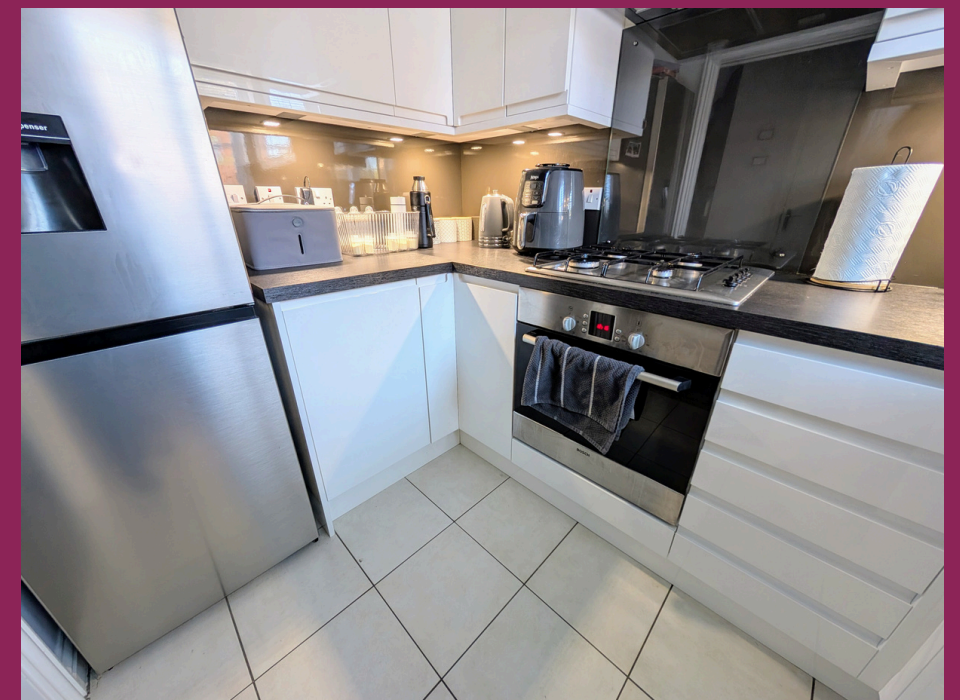
KINGFISHER WAY MILDENHALL FOR SALE

- MID-TERRACE HOUSE
- TWO BEDROOMS
- POPULAR TOWN
- MODERN THROUGHOUT
- EPC C
- COUNCIL TAX B

PRICE
OIEO £220,000



GD Estates are delighted to offer to the market this modern CHAIN FREE two-bedroom mid-terrace house just a short walk from the centre of Mildenhall. The property boasts two double bedrooms, living/dining room, kitchen, cloakroom and family bathroom. Externally there is an enclosed rear garden and off-road parking for two vehicles. This property would make the ideal investment, or first time buy!



LOCATION:

The property is located just a short walk from the centre of the town of Mildenhall.

Mildenhall boasts a variety of amenities, including shops, cafes, schools, and leisure facilities. This location is also popular with military families due to its proximity to RAF Mildenhall and RAF Lakenheath.

The town is well-connected, with easy access to Newmarket, Bury St Edmunds, and Thetford. For those traveling further afield, the A11 provides a convenient link to Cambridge, Norwich, and London.

ENTRANCE HALLWAY:

Entry to the property is via the composite door into the internal hallway. Stairs to first floor. 1x rad.

KITCHEN

8' 8" x 6' 0" (2.64m x 1.83m):

Modern kitchen boasting a range of wall-mounted and under-counter cabinets beneath square edge wood effect work-tops with complimentary splash-backs. Inset sink with drainer and mixer tap over. Integrated electric oven and gas hob with extractor over, space and plumbing for dishwasher/washing machine, space for fridge/freezer. Electric fan heater. uPVC window to front aspect.

CLOAKROOM

6' 2" x 1' 0" (1.88m x 0.3m):

Low level WC, pedestal wash hand basin with tiled splash-back. 1x rad.

LOUNGE/DINING ROOM

16' 4 (MAX)" x 13' 1 (MAX)" (4.98m x 3.99m):

Light and airy living room/diner with sliding doors to rear garden, under-stairs storage cupboard, ample space for dining room table and chairs and living room suite, 2x rad, uPVC window to rear aspect.

LANDING:

Providing access to all of the first floor accommodation. Loft hatch.

BEDROOM 1

11' 0" x 8' 5" (3.35m x 2.57m):

Double bedroom boasting built in wardrobes with part-mirrored sliding doors. 1x rad. uPVC window to rear aspect.

BEDROOM 2

10' 9" x 9' 3" (3.28m x 2.82m):

Second double bedroom boasting built in wardrobes with sliding part-mirrored doors. 1x rad. 2x uPVC window to front aspect. Airing cupboard housing immersion tank.



BATHROOM

6' 6" x 6' 2" (1.98m x 1.88m):

Modern three piece white suite comprising paneled bath with tile surround, electric shower and screen over, low level WC and wall mounted wash hand basin with storage beneath. Heated towel rail. Wall-mounted mirror.

OUTSIDE:

To the rear the property boasts a fully enclosed rear garden predominantly laid to lawn with attractive patio area and path to rear gate. Garden shed to remain.

To the front are two allocated off-road parking spaces.

TENURE:

The property is FREEHOLD being offered chain free and with vacant possession. There is an annual estate charge of circa £95.

SERVICES:

Mains services are connected including water, gas, electricity and drainage. Gas fired central heating.



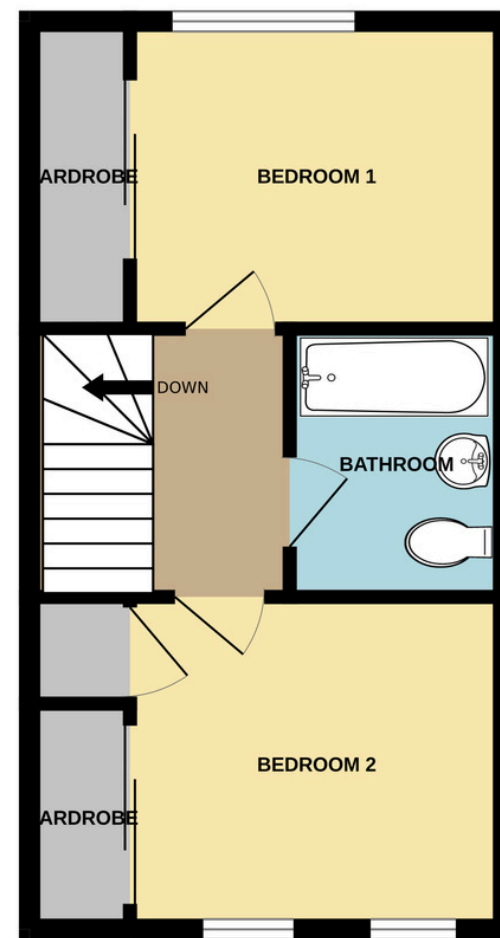
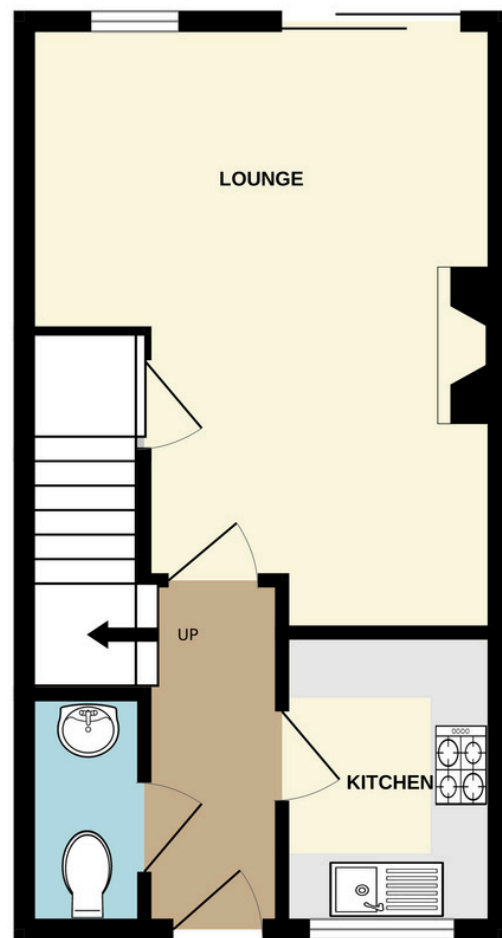
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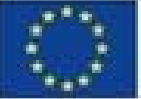
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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