



FINCHAM ROAD

MILDENHALL, BURY ST. EDMUNDS, IP28 7BU

OIEO £325,000

FREEHOLD

Chilterns

FINCHAM ROAD

MILDENHALL, BURY ST. EDMUNDS, IP28 7BU

Chilterns

An established three bedroom detached bungalow with the benefit of an attached double garage and is pleasantly situated in a cul-de-sac position within this popular and sought after development of properties and offered to the market Chain Free with viewings recommended.

A wonderful opportunity to acquire this established three bedroom detached bungalow set in a pleasant position on this popular and sought after development of homes towards the outskirts of town.

The property is well presented throughout and benefits from good sized and well laid out accommodation to include lounge with separate dining room, kitchen, principal bedroom with en-suite shower room and two further bedrooms and family bathroom.

Further benefits include UPVC double glazed windows and doors throughout as well as gas fired central heating and a useful double garage and enclosed rear garden.

Offered to the market Chain Free with viewings recommended.





Mildenhall offers a good range of shopping, education and leisure services together with many local places of historical interest. Larger more diverse facilities can be found at the nearby towns of Bury St Edmunds, Thetford and Newmarket. Mildenhall lies approximately two miles from the Fiveways interchange on the A11 which gives access to Thetford and Norwich to the north east and Newmarket and London to the south and south west. Other towns within travelling distance are Brandon to the North West and Bury St Edmunds to the south east via the A1101.

ENTRANCE HALL

With UPVC sealed unit double glazed entrance door, cloaks cupboard with sliding doors, radiator, central heating thermostat, fitted carpet.

LOUNGE

UPVC sealed unit double glazed bay window, fireplace incorporating electric coal effect fire in brick surround (currently disconnected), radiator, fitted carpet and curtains. Archway leading to:

DINING ROOM

UPVC sealed unit double glazed French doors to rear garden, fitted carpet, radiator and serving hatch.

KITCHEN/BREAKFAST ROOM

Range of matching wall and floor cupboard units with work surfaces over, incorporating one and a half bowl stainless steel sink unit, space for oven, space for undercounter appliances, serving hatch to dining area, UPVC sealed unit double glazed window and door to rear garden, vinyl flooring.

BEDROOM ONE

Radiator, UPVC sealed unit double glazed window, fitted carpet, access to ensuite;





Now
register
guarantee
597 8548
BUSH

BUSH

HOOVER

8-5kg
Sabbat
AAA

1200

1200

1200

ENSUITE / WETROOM

Shower area incorporating electric shower, wash basin, shaver point, UPVC sealed unit double glazed window to side, half tiled walls and non-slip floor.

BEDROOM TWO

Radiator, UPVC sealed unit double glazed patio doors to rear garden, fitted carpet.

BEDROOM THREE

Radiator, UPVC sealed unit double glazed window to front, fitted carpet.

BATHROOM

White three-piece suite comprising of panelled bath, pedestal wash basin and W.C, radiator, shaver point, airing cupboard housing immersion heater, vinyl flooring.

OUTSIDE

The front garden is chiefly laid to brick paving which provides parking for a number of vehicles and leads to the:-

ATTACHED BRICK AND TILED DOUBLE GARAGE

With twin electric roller doors, light and power, gas fired boiler serving central heating and domestic hot water, personal door to rear garden

The rear garden is enclosed by fencing and is chiefly laid to lawn with borders containing a variety of established shrubs and bushes.

SERVICES - Mains electric, gas, water and drainage are connected to the property.

EPC RATING – Band D

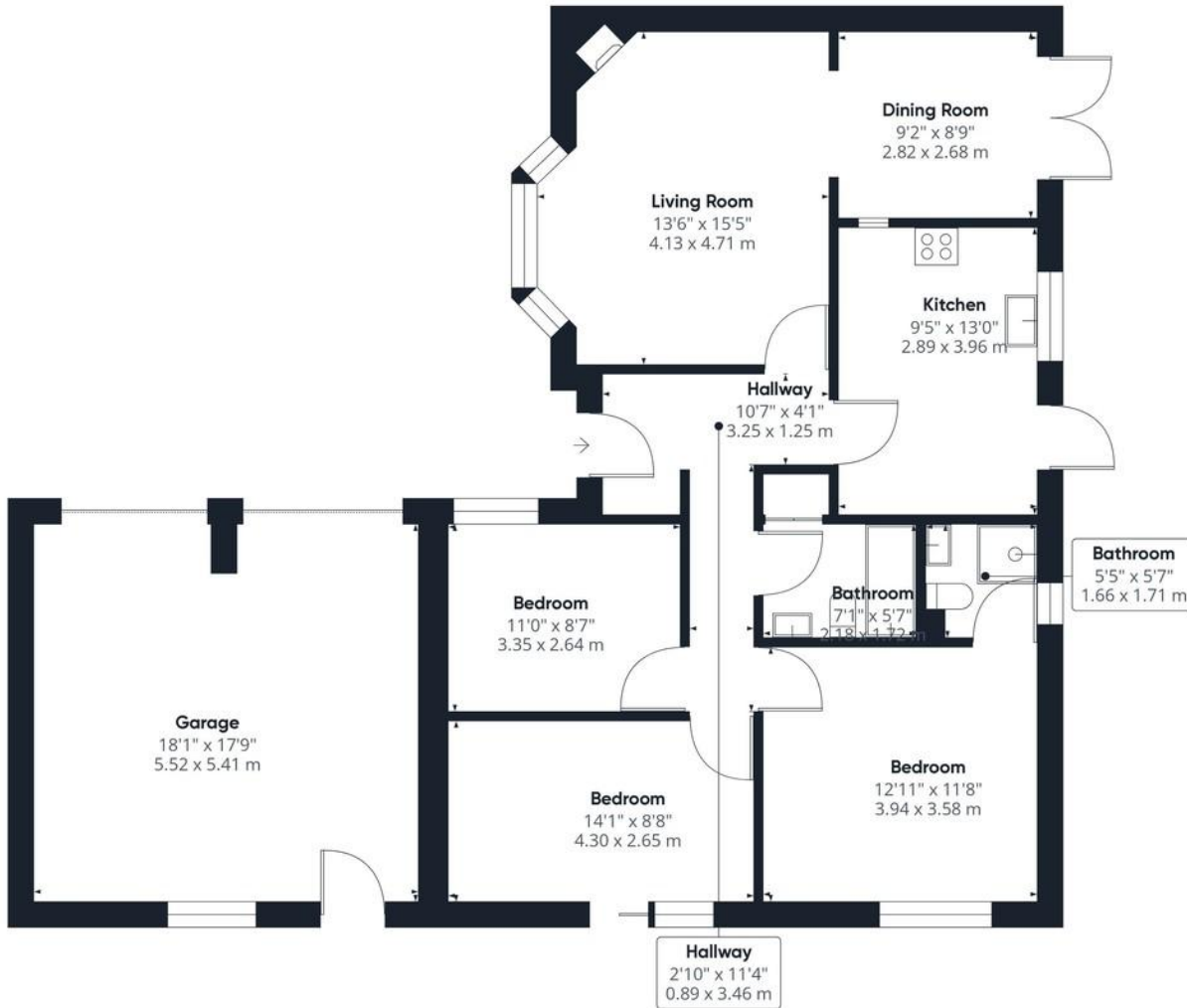
COUNCIL TAX BAND - D

AGENTS NOTE

Please be advised that the sale of this property is subject to Grant of Probate being granted. We have been advised by our clients that the application has been submitted.







Approximate total area^{††}
1281.98 ft²
119.1 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

Chilterns



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