

71 Folly Road - Offers In Excess Of £290,000

Mildenhall Suffolk IP28 7BX



"Consistently providing outstanding service to our clients"

Offers In Excess Of £290,000

The Property

A rare opportunity to purchase an established 1930's three bedroom semi detached house situated in a well regarded location in the market town of Mildenhall,

The property is offered for sale with the benefit of no onward chain and provides the new owners with an excellent opportunity to acquire this family home and put their own stamp on it.

The ground floor accommodation is approached by the Entrance Hall, this serves the dual aspect, 25'0" long Lounge/Dining room and the Kitchen Breakfast room. Off the kitchen is a useful Utility room which leads to the Cloakroom/W.C. On the first floor, we have three well proportioned Bedrooms and the Family Bathroom.

Moving to the outside, a large driveway provides ample off road parking and leads to the attached garage, The generous rear garden provides a blank canvass as is mainly laid to grass with timber shed.

The property benefits from UPVC double glazing and gas radiator heating with an early viewing recommended to avoid disappointment.

Features

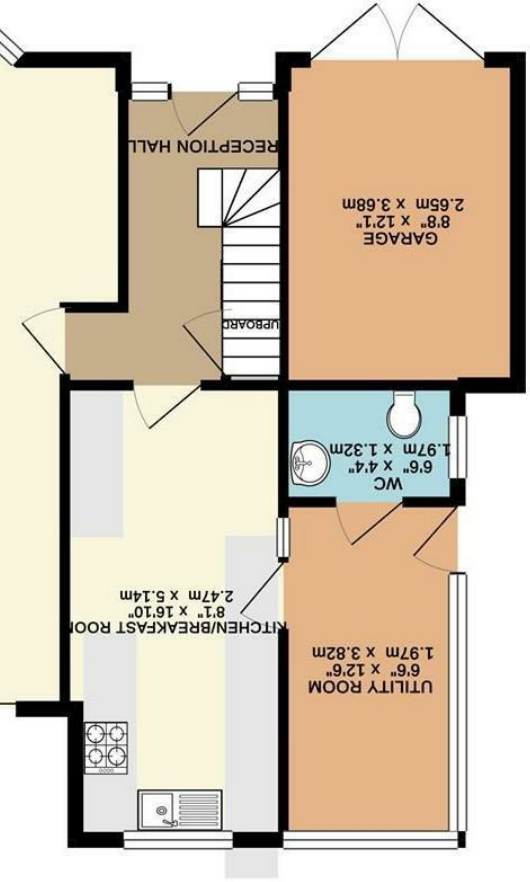
- ESTABLISHED SEMI DETACHED HOUSE IN WELL REGARDED LOCATION
- NO ONWARD CHAIN
- 25'0" DUAL ASPECT LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM
- THREE WELL PROPORTIONED BEDROOMS
- USEFUL UTILITY ROOM AND W.C.
- UPVC DOUBLE GLAZING AND GAS RADIATOR HEATING
- GOOD SIZE GARDENS
- ATTACHED GARAGE, DRIVEWAY



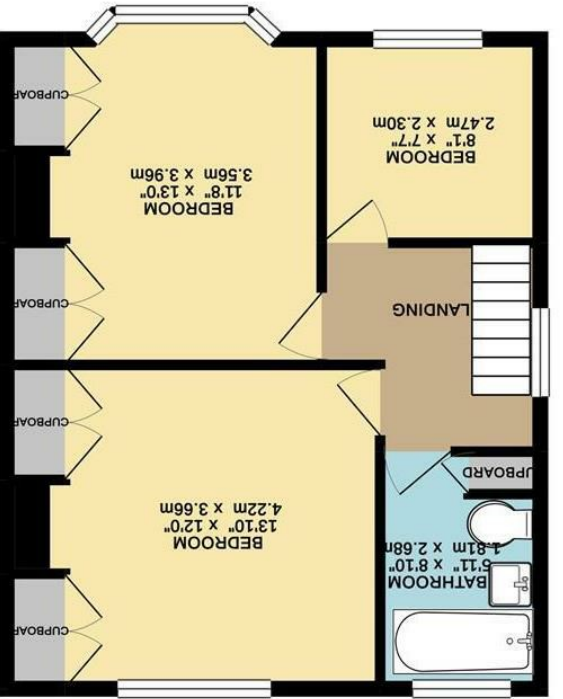


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



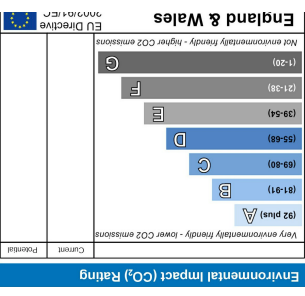
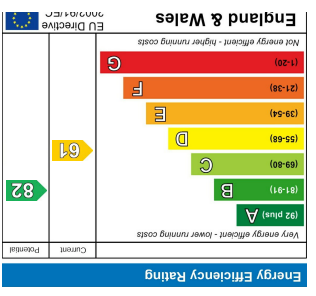


GROUND FLOOR 726 sq. ft. (67.5 sq. m.)



1ST FLOOR 482 sq. ft. (44.8 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items and any approximations are taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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