

Balmforth

Estate Agents, Valuers & Letting Agents



71 Folly Road, Mildenhall, Suffolk, IP28 7BX

Offers In Excess Of
£200,000



71 Folly Road, Mildenhall, Suffolk, IP28 7BX

Offers In Excess Of £290,000



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

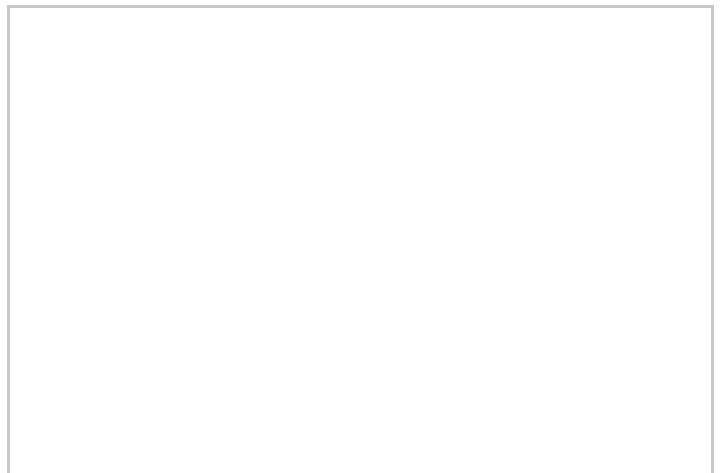
A rare opportunity to purchase an established 1930's three bedroom semi detached house situated in a well regarded location in the market town of Mildenhall,

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.



Road Map



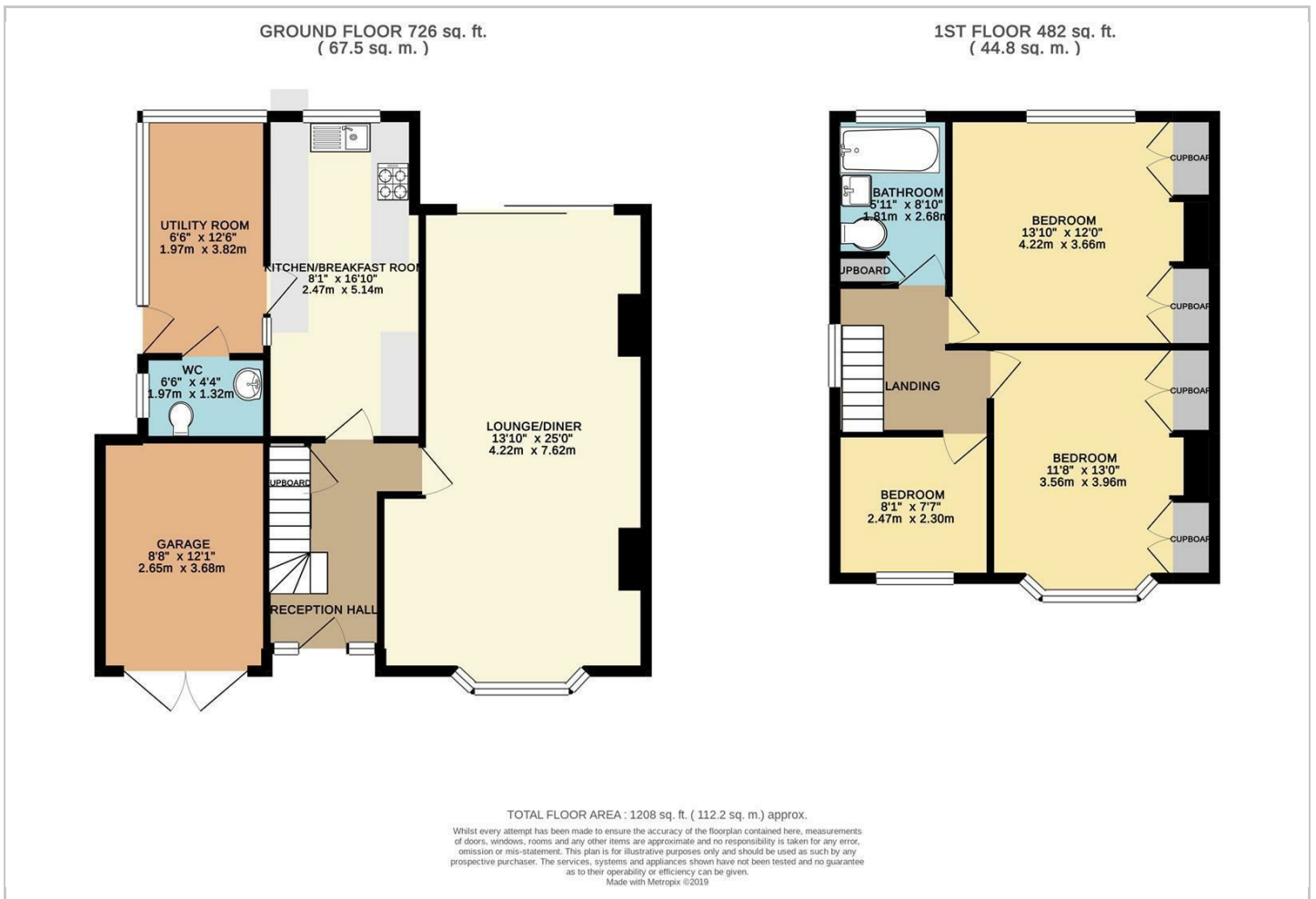
Hybrid Map



Terrain Map



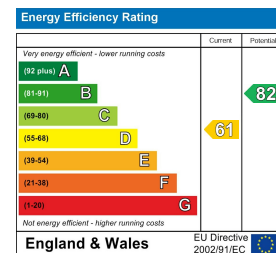
Floor Plan



Viewing

Please contact our office on 01638 712132 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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