



10 Macpherson Robertson Way
Bury St. Edmunds, IP28 7RS
Guide Price £225,000

shires
residential

Located on the Comet Way estate of Mildenhall is this two bedroom end of terrace house within MacPherson Robertson Way. The property is located close to the local green and play park, and also a few minute's walk from Mildenhall hub for schools, leisure centre, etc. The property itself has been maintained to an extremely high standard by the current owner and has the benefit of two good size bedrooms along with a conservatory to the rear leading to the rear garden. Call now to book your viewing.

Double glazed entrance door to

OPEN PLAN HALLWAY

Single radiator. Stairs to first floor. Door to lounge and open to the kitchen.

KITCHEN

Range of fitted wall and base units with roll edge work surfaces over and part tiled surround. Wall mounted Main boiler. Zanussi fitted hob and extractor fan. Integrated fridge and washing machine.

LOUNGE

Double glazed window and door to conservatory. Double radiator. Under stairs storage cupboard.

CONSERVATORY

Wood effect flooring. Brick and double glazed construction. Double glazed double opening doors to garden.

Stairs leading to

FIRST FLOOR

Access to loft and doors to all first floor rooms.

BEDROOM ONE

Situated to the rear of the property overlooking the rear garden with views beyond over fields. Single radiator. Mirror fitted slide wardrobes to one wall.

BATHROOM

Three piece suite comprising panelled bath with mixer taps and shower attachment. Full tiled surround. Close couple WC. Pedestal wash hand basin. Vertical heated towel rail. Half tiled walls. Double glazed opaque window.

BEDROOM TWO

Double glazed window to front, single radiator beneath.

OUTSIDE

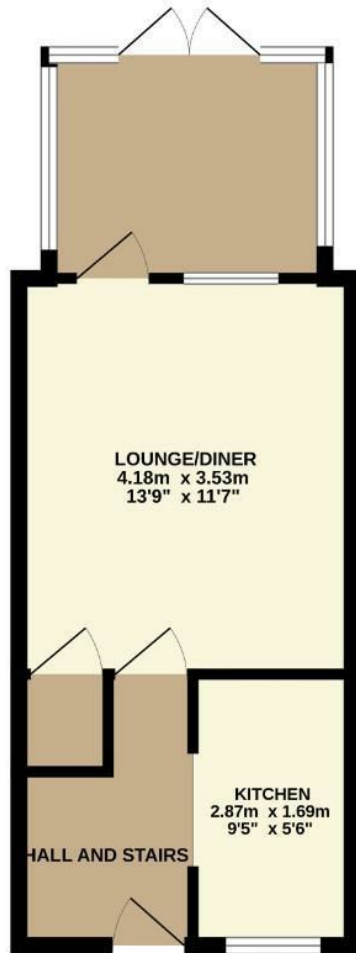
The rear garden is of low maintenance of patio and deck with shrub borders and side pedestrian access. There is parking to the rear of the property, two parking spaces.

The front garden is of low maintenance with path leading to entrance door and side access to the rear garden.

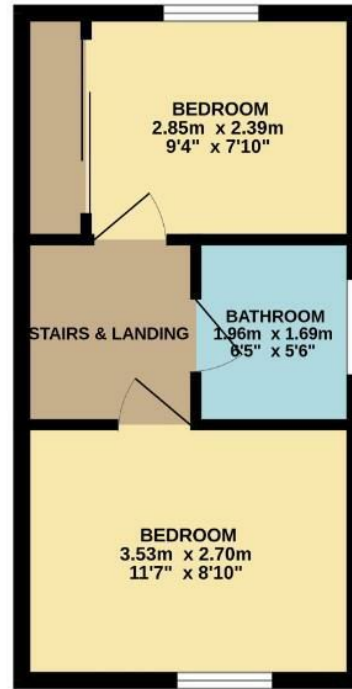




GROUND FLOOR
31.8 sq.m. (342 sq.ft.) approx.



1ST FLOOR
24.9 sq.m. (268 sq.ft.) approx.



TOTAL FLOOR AREA: 56.6 sq.m. (610 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(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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