



18 Newnham Close
Mildenhall, IP28 7PD
Asking Price £190,000

shires
residential

Offered for sale by Shires is this three storey three bedroom end of terraced house located on Newnham Close on the outskirts of Mildenhall Town. The property has been in the ownership of clients since the mid 1980's and approximately 10 years ago a new gas radiator heating system was installed. The property benefits from having an integral garage which if required could be changed into a reception area to then create four bedrooms in total on the first and second floors. Call now to view.

Double glazed porch with entrance door leading to:

ENTRANCE HALL

Stairs to first floor with storage cupboard under. Radiator. Doors to Cloakroom and Kitchen/Diner.

CLOAKROOM

Two piece suite with opaque window to front.

KITCHEN/DINER

Range of wall and base units with work surfaces over and part tiled surround. Single drainer sink unit. Recently fitted double oven, hob and extractor fan. Double radiator. Double glazed window and double glazed sliding door leading to rear garden. This room is an ideal day room as it overlooks the rear garden.

FIRST FLOOR LANDING

Large storage cupboard. Doors to Bedroom One and Lounge.

LOUNGE

Double glazed window to rear overlooking the rear garden with radiator under.

BEDROOM ONE

Two double glazed windows with radiators under.

SECOND FLOOR LANDING

Loft access. Storage cupboard. Airing cupboard housing the Ideal combination boiler. Doors to Bedroom Two and Three and Bathroom.

BEDROOM TWO

Two double glazed windows to rear overlooking the rear garden. Radiator.

BATHROOM

Double glazed opaque window to front. Three piece suite comprising panelled bath with tiled surround and Mira shower unit over. Low level WC and vanity hand wash basin. Radiator.



BEDROOM THREE

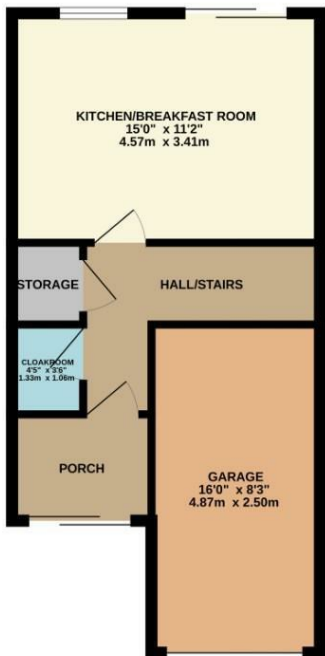
Double glazed window to front with radiator under. Wood effect floor.

OUTSIDE

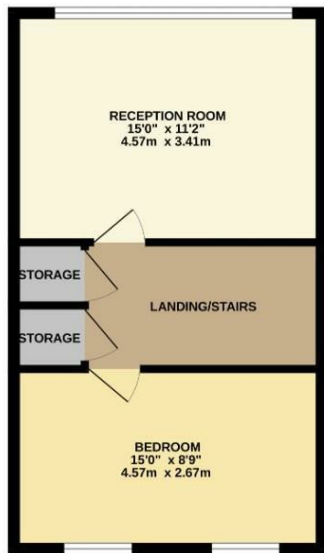
To the front there is a driveway for one car and path access to the entrance porch. The drive gives access to the garage with up and over door, power and light, gas meter is housed at the rear of the garage. To the rear of the property the garden is walled to one side. The rear garden has a brick built outbuilding. The shed and greenhouse will remain. There is a outside tap and light. Garden is a mix of paving, lawn and borders.



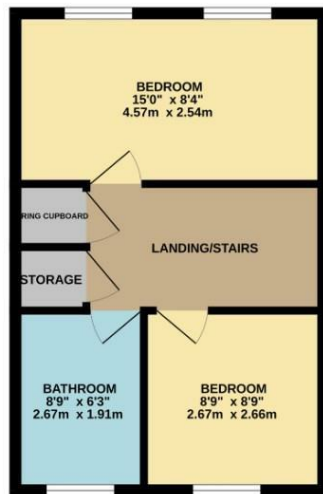
GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 1164 sq.ft. (108.2 sq.m.) 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		
(81-91) B		
(69-80) C		
(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	