

6 College Heath Road - Offers Over £180,000

Mildenhall IP28 7PH

shires
residential



"Consistently providing outstanding service to our clients"

Offers Over £180,000

The Property

Extended Semi - Detached Home – Three Double Bedrooms – Close to Town Centre & A11 Links

A fantastic opportunity to buy this generously extended end-of-terrace house, offering significantly more space than most properties in the area. Ideally suited for first-time buyers or anyone looking for a project, this home is ready for you to make it truly your own. Conveniently located close to the town centre and with excellent A11 road links.

Downstairs

The ground floor welcomes you with a light and airy open-plan living and dining area—perfect for modern family life and entertaining. The spacious kitchen features a handy breakfast bar and plenty of storage, while the adjoining conservatory offers flexible extra space with lovely garden views.

Upstairs

There are three well-proportioned double bedrooms upstairs, providing plenty of room for growing families, guests, or even a home office setup. The main bathroom is complemented by a separate W/C for extra convenience.

Outside

The front garden is attractively finished with low-maintenance stone, while the enclosed rear garden offers a private space ready for landscaping or personal touches. There's also access to a lean-to storage area—ideal for tools, bikes, or hobbies.

Scope to Make It Yours

This home represents an amazing chance to add value and style. With its solid

Features

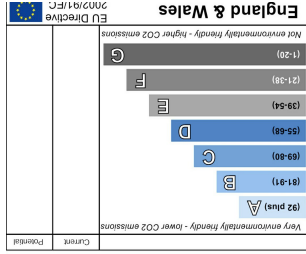
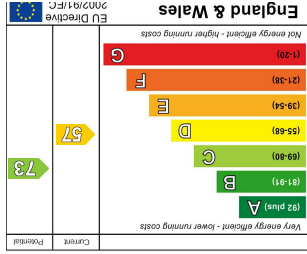
- Larger than most in the area thanks to extension
- Three double bedrooms
- Open-plan living/dining area
- Kitchen with breakfast bar
- Conservatory for extra living space
- Enclosed rear garden with storage
- Stonescaped, low-maintenance front garden
- Superb access to town centre and A11 links
- Create your ideal home
- Call Shires to view!

extended footprint and spacious layout, it's a blank canvas for those looking to modernise, decorate, or redesign to their taste. Whether you want to create a contemporary family hub or your dream first home, the potential is here.

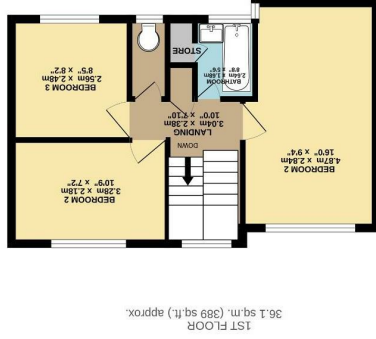




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



TOTAL FLOOR AREA : 98.7 sq.m. (1062 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 areas are approximate and no responsibility is taken for any errors, 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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Shires Residential
4 New Street, Mildenhall, Suffolk, IP28 7EN
T: 01638 712132
E: mildenhall@shiresestateagents.co.uk
www.shiresresidential.com