



## Charles Melrose Close, Mildenhall, Suffolk, IP28 7BA

Rent - £1,650 PCM

Deposit - £1,903

This four bedroom detached house is situated on the popular comet way development, close to RAF bases. The property offers 4 bedrooms, 1 with built-in closet space, lounge, family room, separate dining room, kitchen, 2.5 bathrooms and a utility room. There is an enclosed garden to the rear of the property & a driveway.

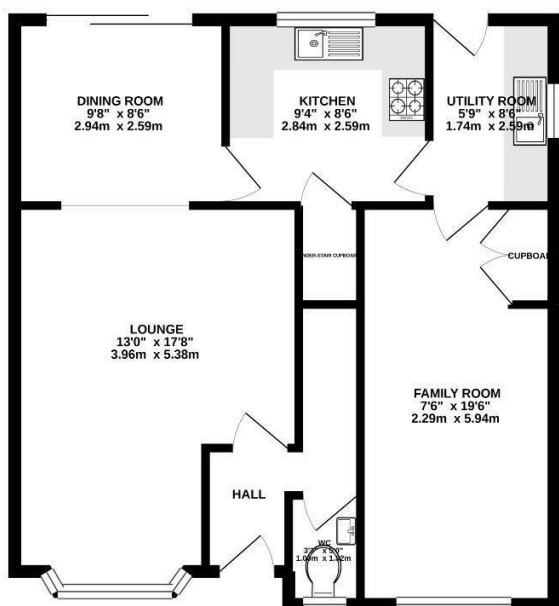
- MODERN DETACHED HOUSE
- 4 GOOD SIZED BEDROOMS
- UTILITY ROOM, SEPARATE DINING ROOM AND ADDITIONAL FAMILY ROOM
- FAMILY BATHROOM, EN-SUITE & CLOAKROOM
- ENCLOSED GARDEN & DRIVEWAY
- OVERLOOKING PLAYING FIELDS
- GAS HEATING & ENERGY RATING - D
- APPROXIMATE SIZE 1231 SQ FT
- PETS CONSIDERED
- AVAILABLE NOW



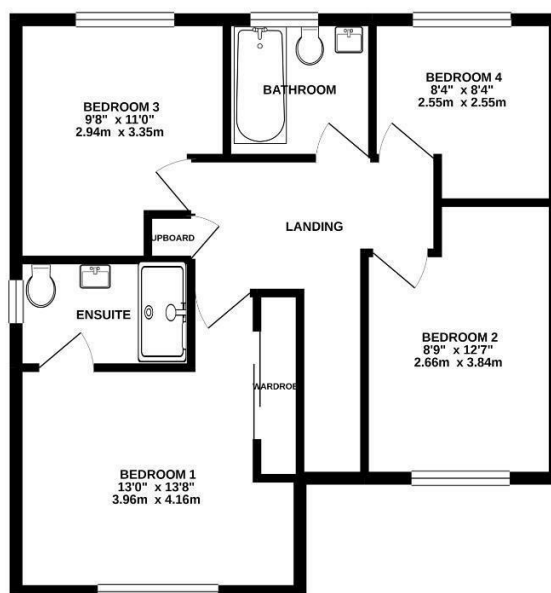
Council Tax Band: - EPC Rating: D 66



GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 1231 sq.ft. (114.3 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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