

13 Wells Court - Asking Price £270,000

Mildenhall Suffolk IP28 7BW

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Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Asking Price £270,000

The Property

This detached three-bedroom house is situated on a popular residential development in a very good location close to local RAF bases, making it an excellent choice for buyers seeking a well-positioned home with convenient access to nearby facilities, schools, transport links and surrounding towns. Offered for sale chain free, the property provides a smooth and straightforward purchase opportunity, ideal for families, first-time buyers, investors or anyone looking to move without the complications of an onward chain.

The accommodation is well arranged and offers approximately 834 sq ft of living space. On the ground floor, the property comprises a comfortable lounge, a practical kitchen/dining area, and a convenient cloakroom. The kitchen/diner provides a useful space for everyday family living, entertaining or relaxed mealtimes, with direct access towards the garden area.

Upstairs, there are three bedrooms and a family bathroom, providing flexible accommodation for families, guests, a home office or storage space. The property benefits from gas heating and has an energy rating of D.

Externally, the home offers an enclosed rear garden, ideal for children, pets, outdoor dining or low-maintenance leisure space. There is also a garage and off-road parking, adding further practicality and appeal.

This detached home is positioned in a sought-after location and offers a great balance of indoor and outdoor space. With three bedrooms, 1.5 bathrooms, parking, a garage and a private garden, it represents an attractive opportunity for buyers looking for a well-located home close to RAF bases. Early viewing is highly recommended to appreciate the location, layout and potential this home has to offer.

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

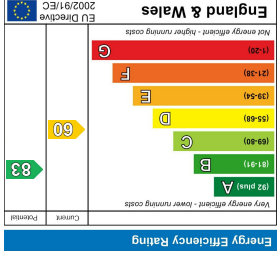
Features

- OFFERED WITH NO ONWARD CHAIN
- POPULAR RESIDENTIAL DEVELOPMENT
- GREAT LOCATION
- DETACHED FAMILY HOME
- GAS HEATING
- ENERGY RATING D
- FAMILY BATHROOM AND CLOAKROOM
- FULLY ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- ENCLOSED GARDEN



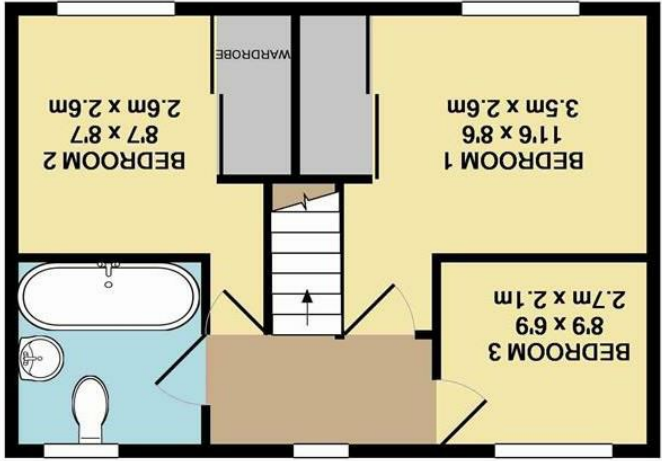


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided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



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
 APPROX. FLOOR
 AREA 364 SQ.FT.
 (33.9 SQ.M.)



GROUND FLOOR
 APPROX. FLOOR
 AREA 470 SQ.FT.
 (43.6 SQ.M.)

