



Mace Road, Mildenhall IP28 7FP

welcome to

Mace Road, Mildenhall

A well presented end of terrace house located with a popular residential area of Mildenhall offering three bedrooms, modern kitchen/diner, en-suite facilities, fully enclosed garden with summerhouse - viewing highly recommended.

Entrance Hall

With radiator, storage cupboard, stairs leading to first floor and doors to:

Cloakroom

Fitted with a suite comprising low level w.c, corner pedestal wash hand basin with mixer tap over, radiator, extractor and double glazed window to side.

Kitchen/Dining Room

With a fitted range of base units and drawers with work surfaces over to three sides, matching wall units, inset one and a half bowl sink and drainer unit with mixer tap over, built in double under oven with gas hob and chimney style extractor over, integrated washing machine and dishwasher, space for fridge/freezer, radiator and double glazed window to front aspect.

Living Room

With radiator, French doors with glazed side panels opening to rear garden.





First Floor Landing

With storage cupboard, loft access and doors to:

Bedroom One

With radiator, fitted wardrobes, double glazed window to front aspect and door to:

En-Suite Shower Room

Fitted with a suite comprising shower enclosure, low level w.c, pedestal wash hand basin with mixer tap over, radiator, extractor and double glazed window to front.

Bedroom Two

With radiator and double glazed window to rear aspect.

Bedroom Three

With radiator and double glazed window to rear aspect.

Bathroom

Fitted with a suite comprising panel enclosed bath with mixer tap and shower attachment over, low level w.c, pedestal wash hand basin with mixer tap over, towel ladder radiator and extractor.

Outside

To the front of the property there are two allocated parking spaces with a pathway leading to the rear garden. The rear garden is neatly presented with an initial paved patio area and opens to an artificial lawned garden with shrub and plant borders.

Summerhouse

Currently set up as a beauty salon with power and light within, double glazed window and door to front.

Agents Notes

1. There is an Estate Management charge of £213 per annum.
2. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/MDH108972



welcome to

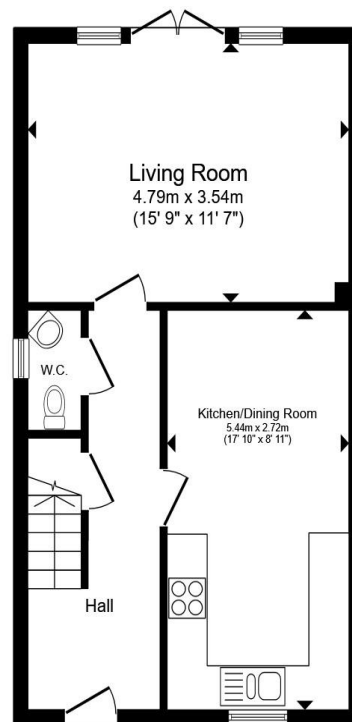
Mace Road, Mildenhall

- Complete Upward Chain
- End of Terrace House
- Well Presented Throughout
- Popular Residential Area
- Three Bedrooms

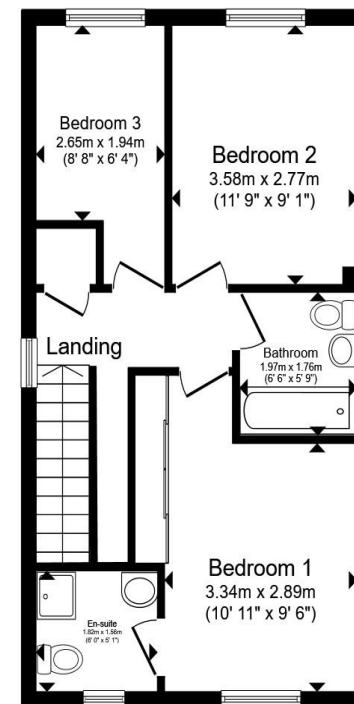
Tenure: Freehold EPC Rating: B
Council Tax Band: C

guide price

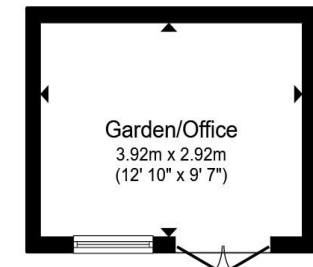
£270,000



Ground Floor



First Floor



Outbuilding

Total floor area 98.5 m² (1,060 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online williamhbrown.co.uk/Property/MDH108972



Property Ref:
MDH108972 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01638 713274



Mildenhall@williamhbrown.co.uk



17 High Street, Mildenhall, BURY ST.
EDMUNDS, Suffolk, IP28 7EQ



williamhbrown.co.uk