



Heyford Court,Mildenhall Bury St. Edmunds IP28 7DQ

welcome to

Heyford Court, Mildenhall Bury St. Edmunds

A detached bungalow situated in a cul-de-sac position within the popular often requested Comet Way Development with three bedrooms, double garage, requiring updating and improvement throughout and offered to the market with no onward chain.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

With radiator, cloaks cupboard, loft access and doors to:

Living Room

15' 7" x 11' 7" + bay (4.75m x 3.53m + bay)

With radiator, fireplace, double glazed bay window to front aspect and large opening to:

Dining Room

9' 5" x 8' 8" (2.87m x 2.64m)

With radiator and sliding patio doors to rear garden.

Kitchen

13' 1" x 9' 7" (3.99m x 2.92m)

With a fitted range of base units and drawers with work surfaces over to four sides, matching wall units, inset sink and drainer unit with mixer tap over, built in under oven with gas hob and extractor over, integrated dishwasher, space for fridge/freezer, radiator, double glazed window to rear aspect and door to rear garden.





Bathroom

Fitted with a coloured suite comprising panel enclosed bath with mixer tap, low level w.c, pedestal wash hand basin with mixer tap, radiator, airing cupboard and extractor.

Bedroom One

12' 10" x 11' 9" (3.91m x 3.58m)

With radiator, fitted wardrobes, double glazed window to side 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 and double glazed window to rear.

Bedroom Two

14' 3" x 8' 5" (4.34m x 2.57m)

With radiator, fitted wardrobes and double glazed window to side aspect.

Bedroom Three

11' 2" x 8' 10" (3.40m x 2.69m)

With radiator and double glazed window to front aspect.

Double Garage

17' 7" x 15' 9" (5.36m x 4.80m)

With two up and over doors, wall mounted boiler, power and light within, personal door to rear and window to rear.

Outside

To the front of the property there is a driveway for two cars and leads to the double garage and gated access leading to the side and rear garden.

The side and rear garden is of good size and is fully enclosed.



view this property online williamhbrown.co.uk/Property/MDH108359



welcome to

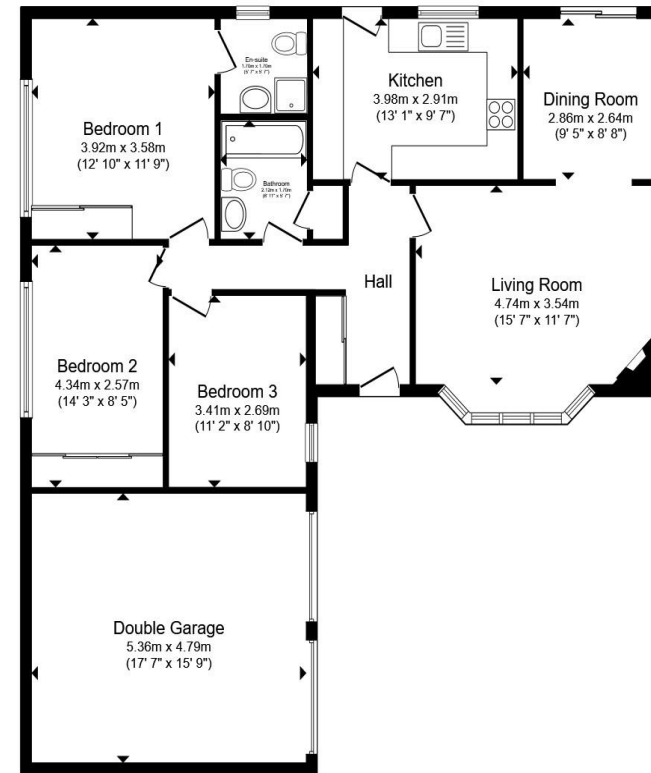
Heyford Court, Mildenhall Bury St. Edmunds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Detached Bungalow

Tenure: Freehold
EPC Rating: D
Council Tax Band: D

guide price

£250,000



Total floor area 116.6 m² (1,255 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/MDH108359



Property Ref:
MDH108359 - 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.


william h brown



01638 713274



Mildenhall@williamhbrown.co.uk



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



williamhbrown.co.uk