MOLYNEUX
ESTATE AGENTS



Girton Close

Mildenhall, IP28

Guide price £180,000

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Description

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This exceptionally well presented bungalow is available with no onward chain and conveniently located on the outskirts of Mildenhall town, offering excellent transport links via the nearby dual carriageway.

To the front of the property there is a modern, resin pathway leading to a stylish, composite front door which opens into a welcoming entrance porch. The porch provides ample space to remove coats and shoes and includes a second, 5-lever lockable security front door leading into a generous sized lounge which overlooks an attractive residential green to the front.

There is a well-proportioned double bedroom with built in storage, in addition to a window to the front that benefits from secondary glazing.

The inner hallway includes an airing cupboard, housing the mains gas combination boiler, a large built in storage cupboard and a loft hatch with fitted ladder, providing access to a generous loft space which could make a useful storage space, with potential for development (subject to planning permission). There is also a further composite door which leads outside into the rear garden.

A modern, shaker style kitchen overlooks the garden and is fully fitted with a range of wall and base level units, 1.5 bowl inset sink and drainer, built in cooker as well as an induction hob with an extractor hood fitted over, integrated fridge freezer and space and plumbing for a washing machine.

The internal accommodation is concluded by a newly refurbished shower room which comprises W.C, wash hand basin, shower cubicle and heated towel radiator, in addition to an impressive, illuminated vanity mirror with colour changing feature, de-mist feature and time and temperature display.

There is also a wall mounted shaver and toothbrush charging point.

Outside, the property includes two patio areas for seating and entertaining, a retractable awning, a useful brick built storage shed with double socket power point and vent for a tumble drier, as well as a Keter storage shed. There is a rear access gate, allowing passage for refuse collection, whilst the front garden incorporates decorative stone and established shrubs, also offering ease of maintenance.

Measurements

Lounge - 16'2" x 10'5"

Bedroom - 12'11" x 9'11"

Kitchen - 10'5" 9'1"

Shower Room - 6'6" x 5'8"

Storage Cupboard - 6'6" x 3'2"

Anti-money Laundering & Identiification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

Council Tax Band - West Suffolk, A.

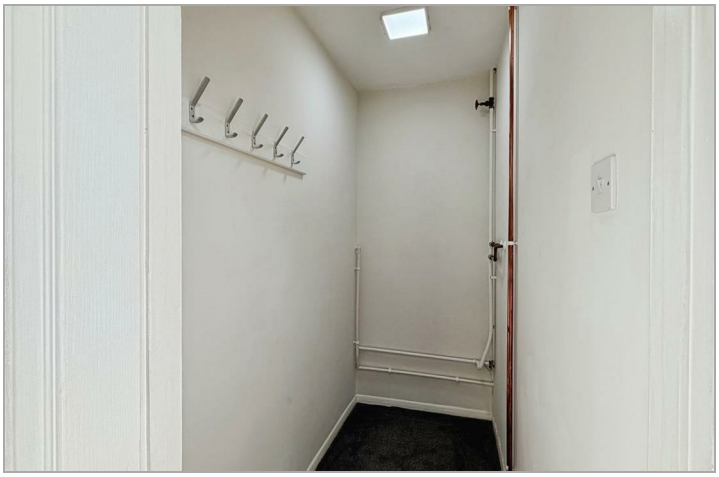
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





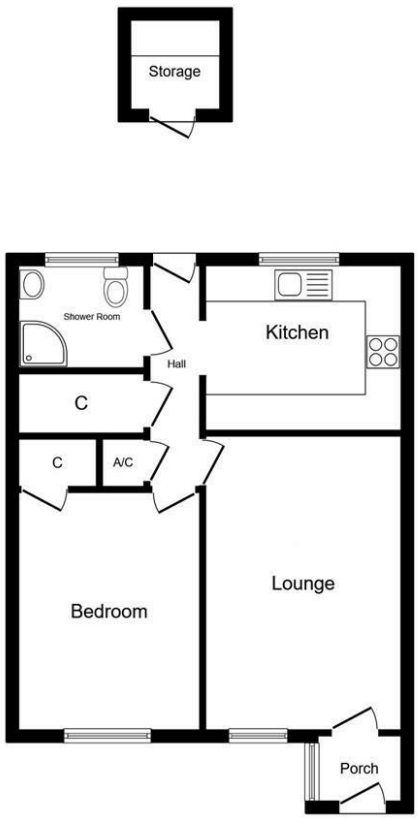








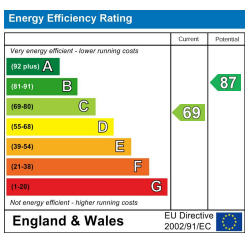


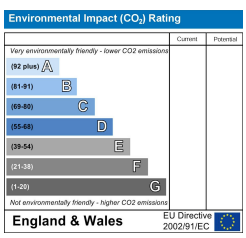


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.