

# 2 Bridge Farm Close - Asking Price £160,000

Mildenhall Suffolk IP28 7FF

shires

Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

# Asking Price £160,000

## The Property

Shires are delighted to present this well-appointed two-bedroom ground floor flat, ideally situated within a highly sought-after residential area of Mildenhall. Offering spacious and versatile accommodation throughout, this attractive home is perfectly suited to first-time buyers, downsizers, investors, or those seeking convenient ground floor living.

Upon entering the property, you are welcomed into a bright and inviting entrance hall that provides access to all principal rooms. The spacious lounge offers a comfortable and relaxing living environment, with ample space for both seating and dining arrangements, making it ideal for everyday living and entertaining guests.

The modern fitted kitchen has been thoughtfully designed to maximise both style and functionality, featuring a range of contemporary wall and base units, generous worktop space, and room for essential appliances. The kitchen flows seamlessly into the conservatory, creating an additional versatile living area that can be used as a dining room, home office, or peaceful space to enjoy views of the surrounding area throughout the year.

The property benefits from two well-proportioned bedrooms. The principal bedroom enjoys the added luxury of a private en-suite shower room, providing convenience and privacy. The second bedroom is also generously sized and would make an excellent guest room, children's bedroom, or study. A modern family bathroom serves the remainder of the accommodation and is fitted with a quality suite comprising bath, wash basin, and WC.

Externally, the property benefits from two allocated parking spaces, offering secure and convenient off-road parking for residents and visitors alike. The development is well maintained and positioned within easy reach of local amenities, shops, schools, and transport links, ensuring all daily necessities are close at hand.

Offered to the market chain free viewing is highly recommended

AGENTS NOTE: Property images may have been digitally enhanced.

## Features

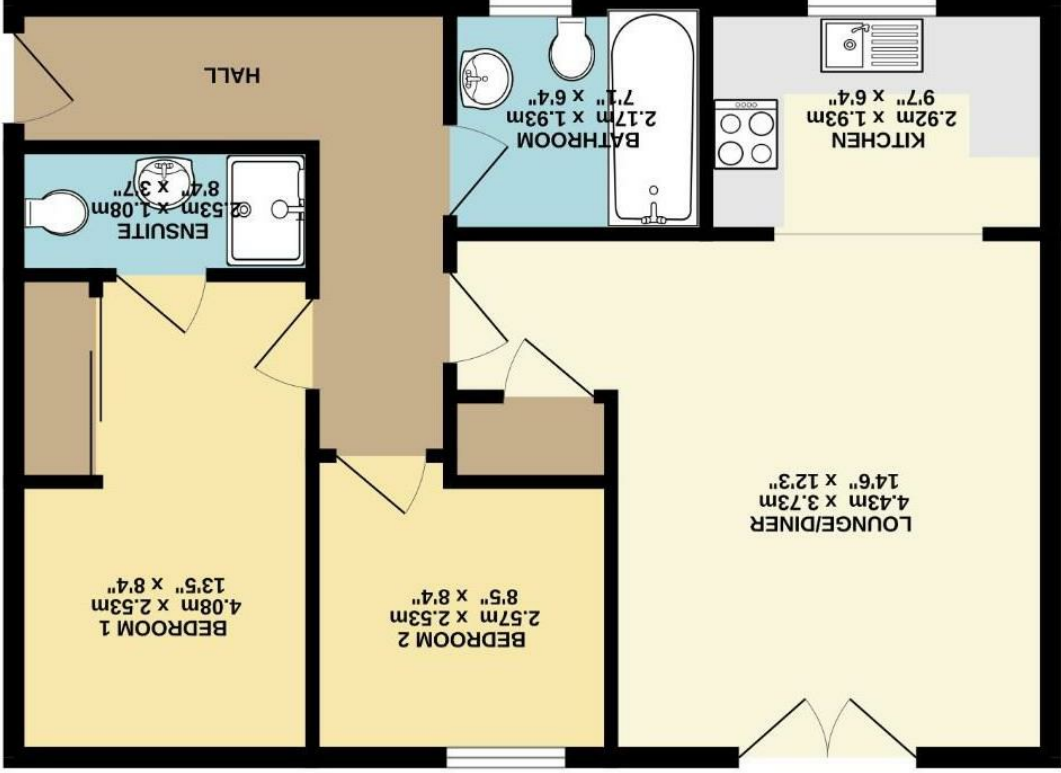
- GROUND FLOOR FLAT
- TWO GOOD SIZED BEDROOMS
- WITHIN WALKING DISTANCE TO TOWN CENTRE
- GAS HEATING & ENERGY RATING - B
- OPEN PLAN LIVING
- APPROXIMATE SIZE - 635 SQ FT
- EN-SUITE BATHROOM
- COUNCIL TAX BAND - B
- TWO ALLOCATED PARKING SPACES
- CHAIN FREE





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.

**GROUND FLOOR**  
55.8 sq.m. (601 sq.ft.) approx.



Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, corners and 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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