



Jackson & Co



Fleming Avenue

Mildenhall, Suffolk, IP28 7NE, IP28 7NE

Offers in excess of £215,000

A two-bedroom bungalow situated in a quiet residential area, offering a living room with conservatory, kitchen, shower room, versatile lean-to, utility/store space, front and rear gardens and driveway parking, with convenient access to the town centre and local amenities.



Property Features

- Much-loved two-bedroom bungalow in a quiet residential area
- Two well-proportioned double bedrooms
- Spacious living room opening into a bright conservatory
- Attractive, well-maintained front and rear gardens
- Convenient lean-to providing versatile additional space
- Useful store/utility area with access to the rear garden
- Driveway providing off-road parking
- Ideally positioned for easy access to Mildenhall town centre and local amenities

FULL DESCRIPTION

Situated in a quiet residential area of Mildenhall, Fleming Avenue offers a convenient setting for everyday living. The property is ideally located for easy access to the town centre and a range of local amenities, making it well placed for shopping, leisure and day-to-day needs. The surrounding area also provides a peaceful residential environment while retaining convenient connections to the wider town and its facilities.

The accommodation has two entrances, via the useful lean-to, a versatile space that provides an excellent entrance area and access to the store/utility space. A rear door also leads directly through to the garden. From here, the property continues into the kitchen, which is positioned to the front and benefits from a built-in oven and hob plus space for washing machine or dishwasher. The hallway provides access to the remaining accommodation, including the bathroom with shower, WC and hand basin, together with the two well-proportioned double bedrooms. The two bedrooms offer comfortable and flexible space, making the home equally suited to couples, individuals or those looking for a manageable property. Completing the accommodation is the spacious living room, which leads directly into the conservatory. This creates a particularly appealing entertaining area, providing a natural flow between the main living space and the garden beyond.

Both the front and rear gardens have been well maintained and offer plenty of space for gardening enthusiasts. The rear garden provides an inviting area for relaxation and outdoor entertaining, while the front garden adds to the property's attractive approach. A driveway provides convenient off-road parking.

Tenure: Freehold

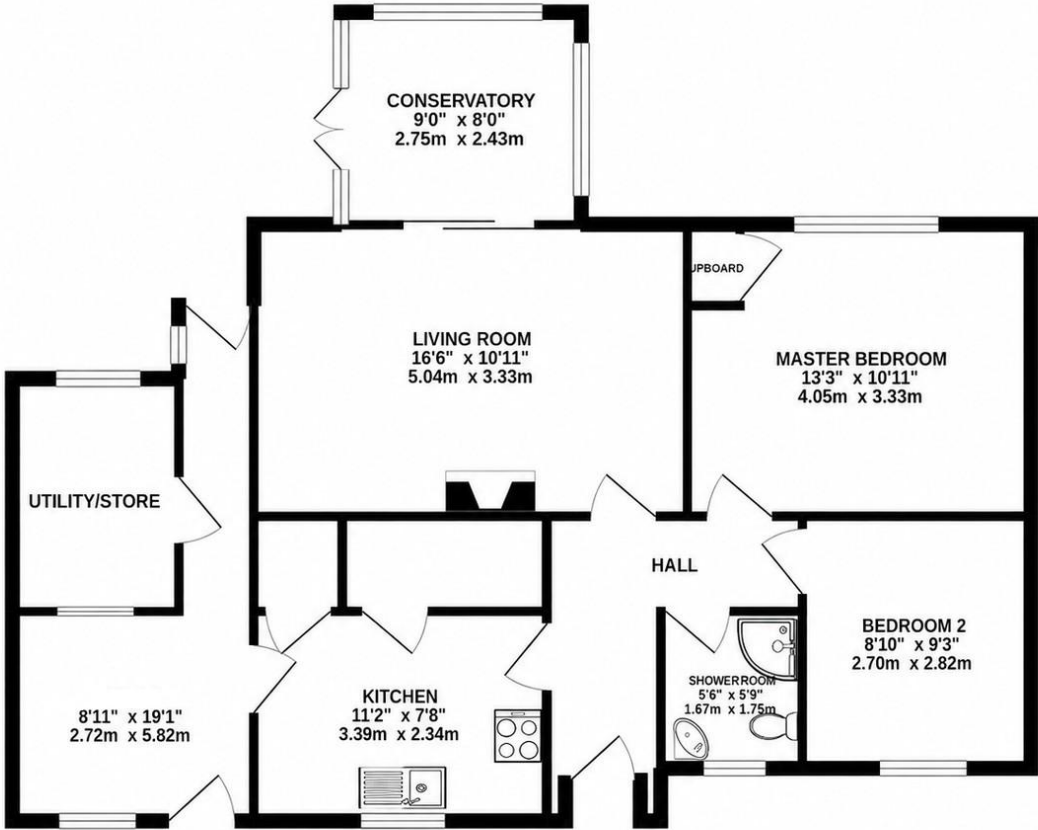
Council Tax: Band A – West Suffolk

Services: Mains Gas, Water & Electric





GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements