MOLYNEUX
ESTATE AGENTS

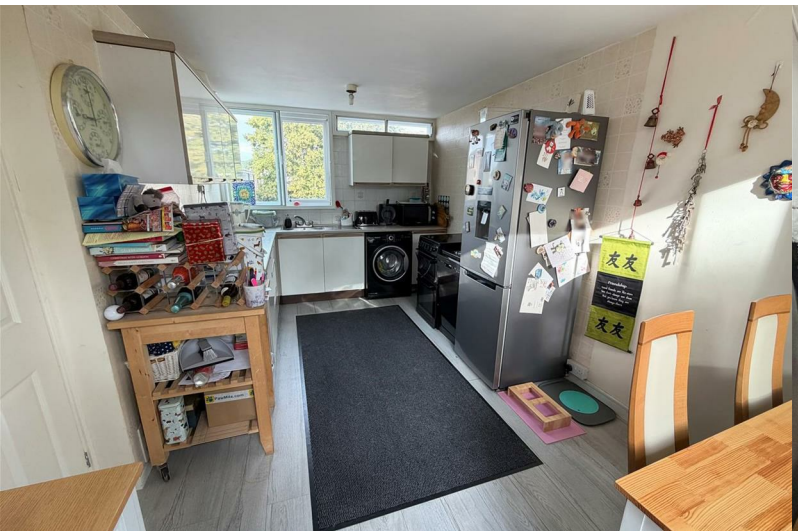


St. Johns Close

Mildenhall, IP28

Guide price £190,000

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Description

Situated close to local amenities, this delightful end-terraced house offers a perfect blend of comfort and convenience. The property features three well-proportioned bedrooms, as well as a generous living room and kitchen/ dining room, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed by a convenient entrance porch that provides access into the home and rear garden, as well as useful space for storing coats and shoes.

Upstairs, on the first floor, you are greeted by a spacious living room with large window to the rear and clerestory window to the front. Clerestory windows are featured throughout the property, enhancing the natural light and brightening each room. The fully fitted kitchen/dining room features a range of wall and base units, complemented by a stainless steel sink, ample worktop space, and room for multiple appliances. The commodious layout also provides a comfortable and inviting dining area. A WC with hand wash basin completes the first floor living accommodation, with two storage cupboards accessed from the central landing also featured.

On the second floor, the master double bedroom is a highlight, with plentiful space for a dressing area and wardrobes, as well as a double bed. The second bedroom is a comfortable double, whilst the third offers excellent versatility as a bedroom, office, study or hobby space. The family shower room includes a shower, with large shower tray, WC and hand wash basin. An additional storage cupboard is accessed from the second floor landing.

Outside, the fully enclosed rear garden is predominantly paved, for ease of maintenance, with borders providing the opportunity for planting. Access is via the entrance porch, with an additional access gate to the rear. The property also benefits from a car port and garage for parking.

Measurements

Entrance hall - 8'8" x 4'0"

Kitchen - 16'7" x 9'0"

Lounge - 16'1" x 11'4"

WC - 5'8" x 3'11"

Bedroom 1 - 16'4" x 9'0"

Bedroom 2 - 11'4" x 9'7"

Bedroom 3 - 11'4" x 6'5"

Shower room - 6'9" x 5'8"

Anti-Money Laundering and Identification

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.

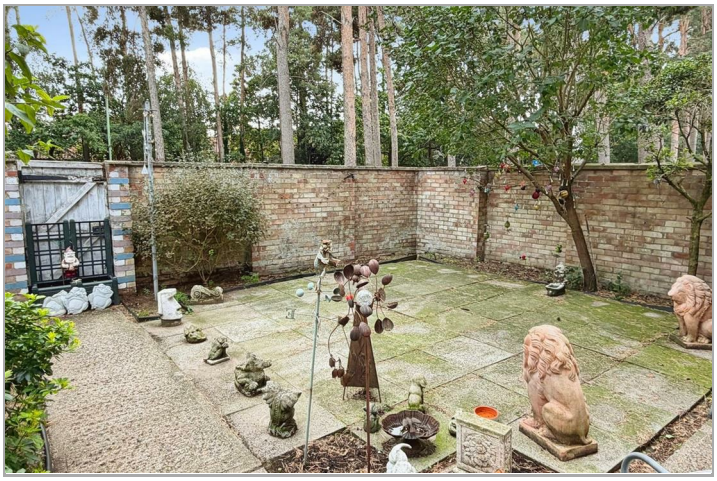
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

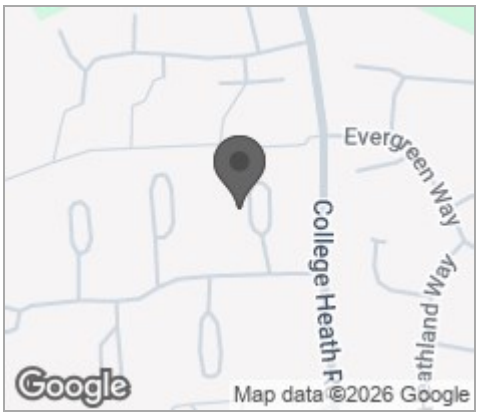
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





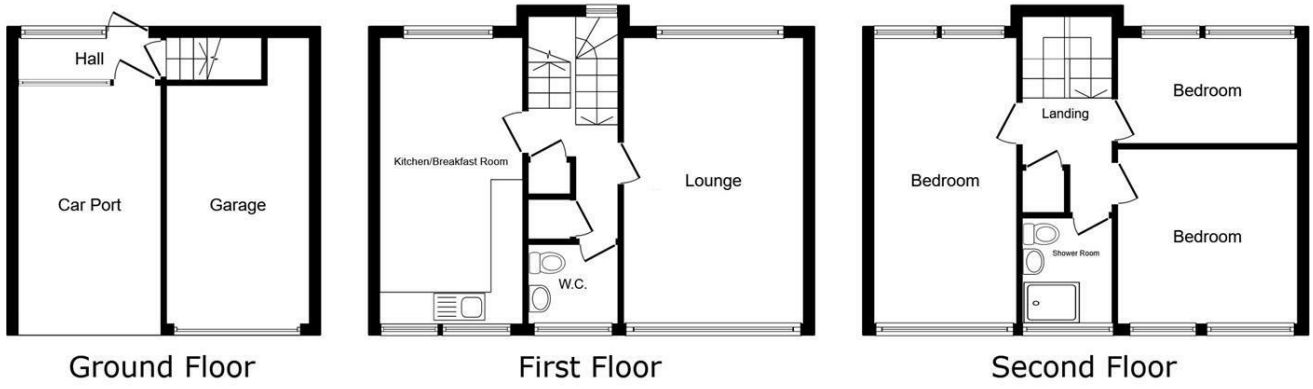










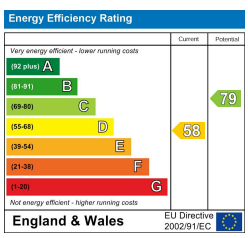


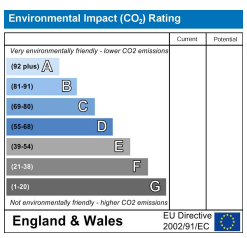
Total floor area: 105.3 sq.m. (1,133 sq.ft.)

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.

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