

4 Lime Close - Guide Price £175,000

Mildenhall Bury St. Edmunds IP28 7PR

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

Guide Price £175,000

The Property

Positioned within a quiet and well-established residential cul-de-sac, this property offers an excellent opportunity to secure a well-maintained freehold home in one of Suffolk's strongest and most resilient rental locations.

The property is presented in good condition throughout, offering a low-maintenance, low-capex proposition that will appeal equally to investors seeking reliable returns and owner-occupiers looking for a well-located, manageable home. Internally, the accommodation is well balanced, with two comfortable bedrooms, a functional living space and a practical kitchen and bathroom layout, all designed for easy, modern living.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Agent's Note: Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

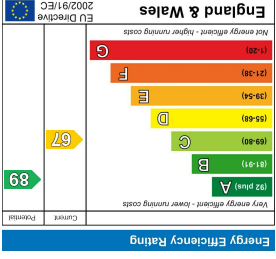
Features

- Guide price: £175,000
- Tenure: Freehold
- Bedrooms/Bathrooms: 2 Bed, 1 Bath
- Condition: Well-maintained throughout
- EPC: D (67) — Potential B (89)
- Offered for sale via auction
- Great investment or home
- Strong location
- Enquire today for more information!
- Location: Strong USAF rental area with consistently high demand

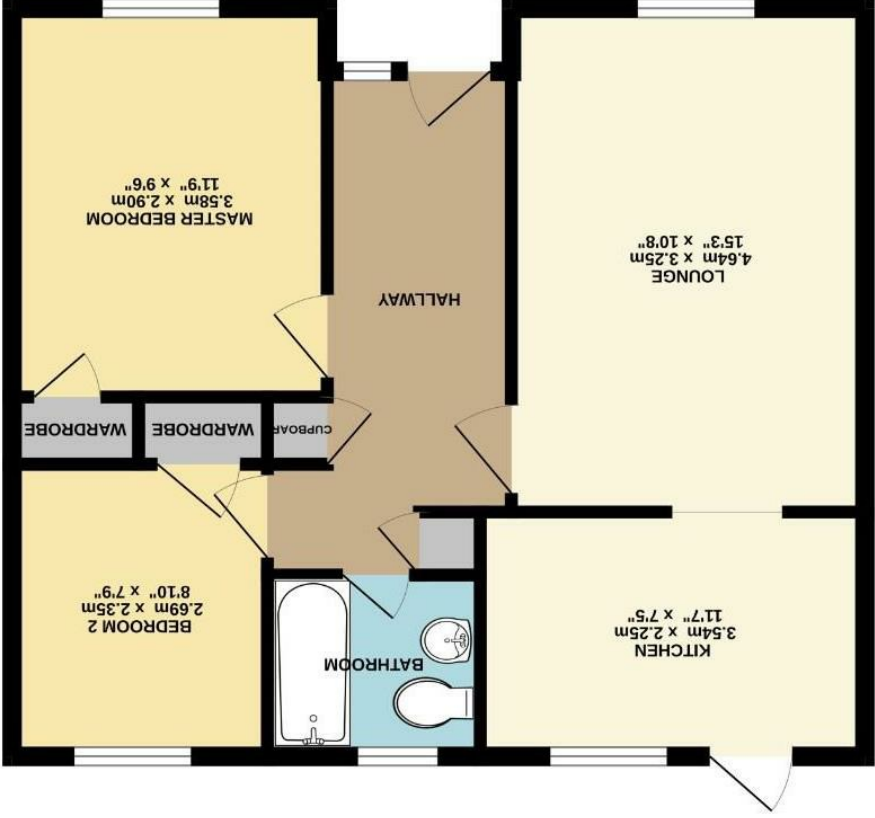




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan created these measurements of rooms, overall rooms and any items are approximate and no responsibility is taken for any error, omissions or misstatements. The plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency (see EPC).
 This plan was created using the data provided by the seller. The data is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency (see EPC).
 TOTAL FLOOR AREA: 53.1 sq.m. (572 sq.ft.) approx.



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