



Nightingale Close, Mildenhall IP28 7HQ

welcome to

Nightingale Close, Mildenhall Bury St. Edmunds

A well presented semi-detached house located within a popular residential area of Mildenhall offering two bedrooms, kitchen/dining room, garage and driveway - ideal first time purchase.

Entrance Hall

With storage cupboard, opening to lounge and door to:

Cloakroom/W.C.

Fitted with a suite comprising low level w.c, wash hand basin and window to front.

Lounge

16' 1" x 13' 2" (4.90m x 4.01m)

With radiator, stairs leading to first floor, double glazed window to front aspect and opening to:

Kitchen/Dining Room

16' 1" x 8' 1" (4.90m x 2.46m)

Fitted with a range of base units and drawers with work surfaces over to two sides, matching wall units, inset stainless steel sink with mixer tap, wall mounted gas fired boiler, space for cooker with extractor over, space for fridge/freezer, radiator, two double glazed windows to rear aspect and door opening to rear garden.





First Floor Landing

With airing cupboard and doors to:

Bedroom One

12' 11" x 10' 3" (3.94m x 3.12m)

With radiator, built in wardrobes and double glazed window to front aspect.

Bedroom Two

11' 2" x 8' 7" (3.40m x 2.62m)

With radiator and window to rear aspect.

Bathroom

Fitted with a modern suite comprising panel enclosed bath with shower over, wash hand basin with mixer tap, low level w.c, towel ladder radiator, part tiled, shaver point, extractor and double glazed window to rear.

Outside

The front of the property is low maintenance being laid to coloured slate, an EV charger is positioned near the front door. To the left of the property there is a driveway for two cars and leads to the attached garage.

The rear garden has an initial paved patio area and opens to a mainly lawned garden enclosed by fencing with views across open fields.



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welcome to

Nightingale Close, Mildenhall

- No Onward Chain
- Semi-Detached House
- Popular Residential Area
- Kitchen/Dining Room
- Two Bedrooms

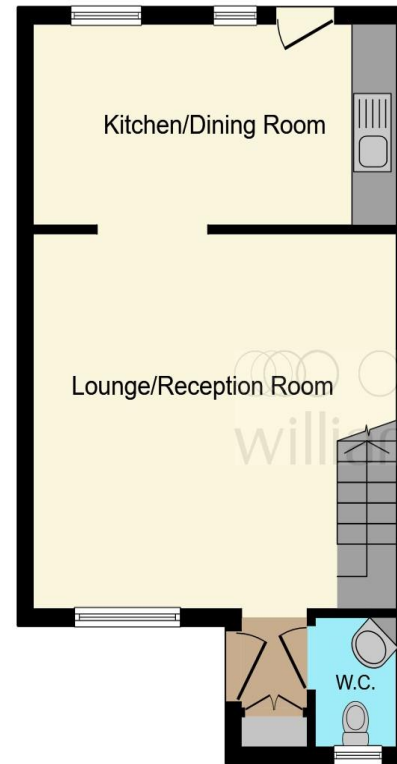
Tenure: Freehold

EPC Rating: C

Council Tax Band: B

guide price

£250,000



Ground Floor



First Floor

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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Property Ref:
MDH108549 - 0002

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