MOLYNEUX
ESTATE AGENTS



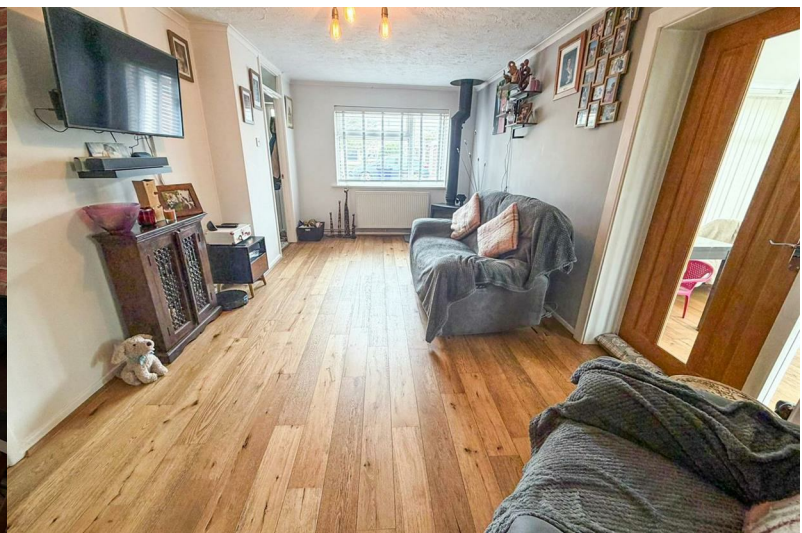
Raven Close

Mildenhall, IP28

Price £240,000

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Description

Located in the desirable Birds Estate of Mildenhall, Suffolk, this detached bungalow is offered with no onward chain.

Built in circa 1975, the property spans 753 square feet and features two well-proportioned bedrooms, making it an ideal home for couples or small families.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge, which seamlessly connects to an added conservatory. This bright space is perfect for relaxation and provides direct access to the rear garden, where you can enjoy attractive views of the open fields, currently home to several horses. The garden is predominantly lawned, with a patio area ideal for dining, complemented by a timber shed for additional storage.

An inner hall provides access to the kitchen and modern family bathroom, ensuring that all your daily needs are met with ease, as well as the two bedrooms, each with built in wardrobe space.

Parking is a breeze with space for two vehicles, thanks to the driveway in front of the bungalow. Additionally, the garage features an electric remote-controlled front door, power, and light, along with an integral door leading directly into the home.

With gas-fired central heating and sealed unit UPVC windows and doors, this bungalow is both energy-efficient and comfortable.

The property is offered with no onward chain, making it an excellent opportunity for those looking to move swiftly into their new home.

This delightful bungalow in Mildenhall is not to be missed, offering a peaceful retreat in a sought-after location.

Measurements

Entrance Hall

Lounge - 20' 1" x 10' 4" max

Conservatory - 14' 6" x 10' 7"

Kitchen - 10' 10" x 6' 11"

Bedroom 1 - 10' 6" x 10' 5" max

Bedroom 2 - 10' 8" max x 7' 5"

Bathroom - 7' 6" x 5' 9"

Garage - 15' 10" x 7' 3"

Agents Note

There are solar panels on the roof, they are not owned outright. Please contact the office for further details.

Council Tax Band - B, West Suffolk

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

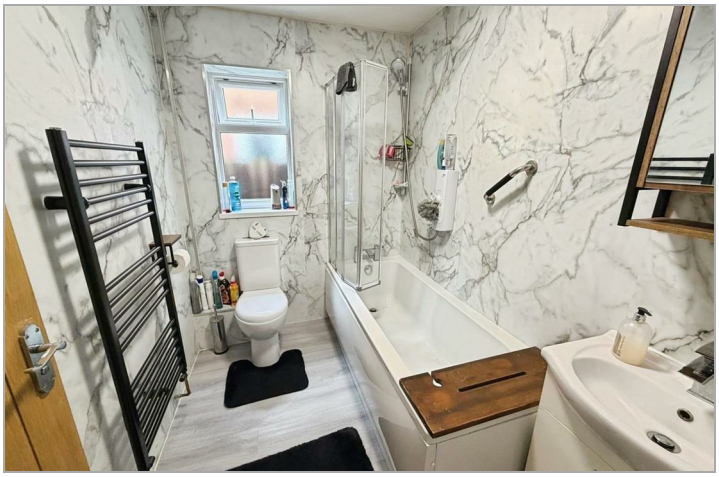
this.

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

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. We have partnered with Coadjute who 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.















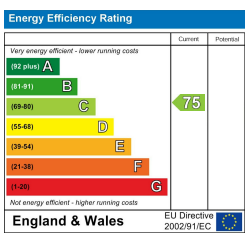


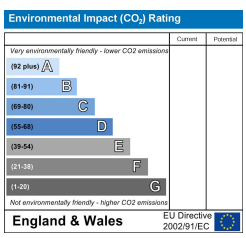
Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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