



Rowan Walk, Mildenhall IP28 7PP

welcome to

Rowan Walk, Mildenhall

A well presented semi-detached bungalow located towards the outskirts of Mildenhall offering three bedrooms, modern kitchen, utility room and gardens to front and rear - offered to the market with no onward chain.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.





Entrance Hall

With electric heater, three storage cupboards, loft access and doors to:

Lounge

With electric heater and double glazed window to front aspect.

Kitchen

Fitted with a range of modern base units and drawers with work surfaces over to three sides, matching wall units. inset circular stainless steel sink with matching drainer and mixer tap over, built in oven with separate hob and extractor over, spaces for washing machine and fridge/freezer, electric heater, double glazed window to rear aspect and door to:

Rear Lobby

With doors to side and rear garden, further door to:

Utility Room

With a range of base units with work surfaces over to three sides, spaces for washing machine, tumble dryer and under counter fridge or freezer, windows to side and rear aspects.

Bedroom One

With electric heater, built in double wardrobe and double glazed window to rear aspect.

Bedroom Two

With electric heater and double glazed window to front aspect.

Bedroom Three

With electric heater and double glazed window to front aspect.

Bathroom

Fitted with a modern suite comprising panel enclosed bath with mixer tap, separate shower over and glass shower screen, low level w.c, vanity wash hand basin with mixer tap over and storage beneath, towel ladder radiator, extractor and two double glazed windows to rear.

Outside

To the front of the property there is a mainly lawned garden with a selection of shrubs and enclosed by a low level picket style fence. The rear garden has a covered patio area, with the remainder of the garden being laid to patio and lawn with a selection of shrubs, plants and conifers.

Agents Note

Heating to the property is electric. Please contact the branch for further information.



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Rowan Walk, Mildenhall

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Semi-Detached Bungalow

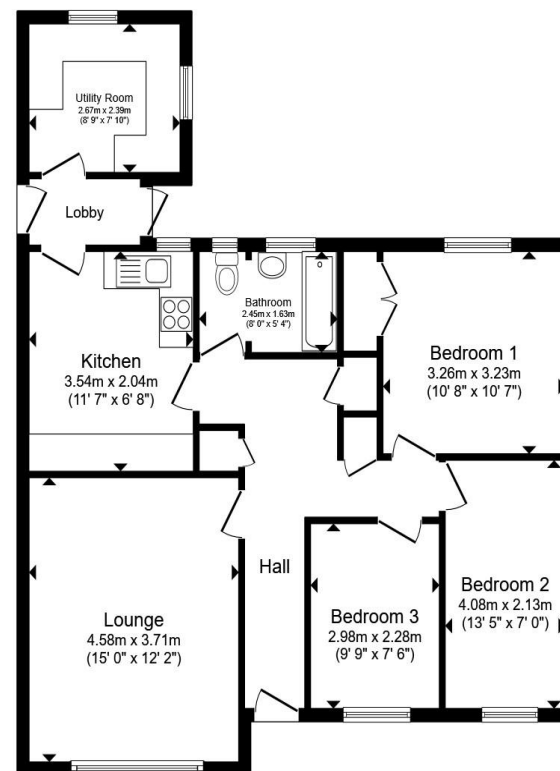
Tenure: Freehold

EPC Rating: E

Council Tax Band: B

guide price

£180,000



Total floor area 81.9 m² (882 sq.ft.) approx

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.propertybox.io



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Property Ref:
MDH108841 - 0002

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