

Balmforth

Estate Agents, Valuers & Letting Agents



28 Newnham Close, Mildenhall, Bury St. Edmunds,
Suffolk, IP28 7PD

Asking Price £200,000

This upgraded three-bedroom end terrace property presents an ideal opportunity for first-time buyers and home movers alike. The interior boasts tasteful decor and a contemporary kitchen that seamlessly blends style with practicality. Situated in the desirable market town of Mildenhall, this property ensures easy access to a variety of local amenities, enhancing the appeal of this charming starter home. In addition, the home benefits from newly constructed residents parking to the rear.

In more detail the accommodation comprises of:

ENTRANCE HALL:

Stairs to first floor, understairs cupboard.

LOUNGE:

Single door to rear garden, window to front and window to rear.

KITCHEN/DINER:

Range of floor and base units, space for freestanding washing machine, space for freestanding fridge freezer, integrated single oven, ceramic hob and extractor hood over. Inset stainless steel sink and drainer, windows to front and door to rear.

ON THE FIRST FLOOR:

STAIRS/LANDING:

Airing cupboard.

BEDROOM ONE:

Window to front and window to rear.

BEDROOM TWO:

Window to rear.

BEDROOM THREE:

Window to front

WC:

Suite comprising of low level WC with integral hand basin and window to rear.

BATHROOM:

Suite comprising of bath with shower over, pedestal hand basin and window to rear.

Outside

To front: Garden mainly laid to lawn, path way, gate.

To rear: Garden fully enclosed, laid to lawn with brick wall boundary. Newly constructed residents parking to rear

Tenure: Freehold

Construction type: Brick and tile

Heating: Gas central heating to radiators

Parking: Newly constructed residents parking to rear.

Windows/doors: UPVC double glazing

Council Tax: Band A - £1,461.05 annual amount (2024/2025)

EPC: C 70

Water supply: Meter

Drainage: Mains

Flood risk: Zone 1 - Low Risk

EV charging point: No

Electric supply: Standard metered account

Broadband: Superfast 70 mbps download speed

Mobile network: Vodafone (Limited), Three (Limited), O2 (Limited), EE (Limited)

AGENTS NOTES:

1) Broadband speed and mobile phone networks as stated in Ofcom mobile and broadband checker The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

::Location::

The market town of Mildenhall is rich in its history and culture and has been an established settlement since the stone age. Today, Mildenhall is known nationally for the nearby USAF air force base and its unique Roman Silverware collection known as the 'Mildenhall Treasure'. Mildenhall offers a good range of shopping, education and leisure services together with many local places of historical interest. Larger more diverse facilities can be found at the nearby towns of Bury St Edmunds, Thetford and Newmarket. Mildenhall lies approximately two miles from the Fiveways interchange on the A11 which gives access to Thetford and Norwich to the north east and Newmarket and London to the south and south west. Other towns within travelling distance are Brandon to the north west and Bury St Edmunds to the south east via the A1101.

::Viewing::

By appointment through
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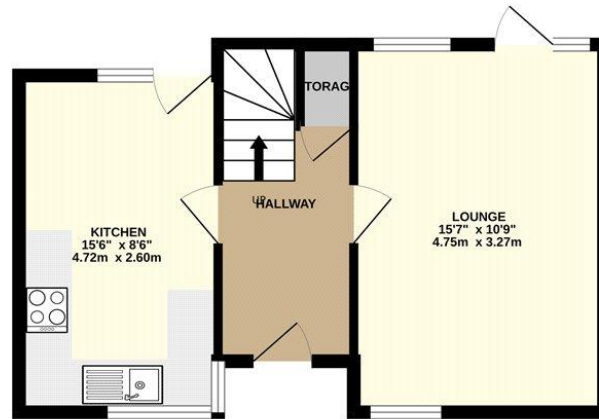


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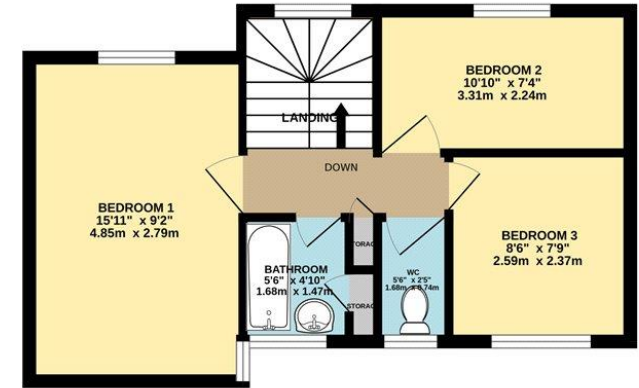


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GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



FIRST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

FBM240659



DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>