

Balmforth

Estate Agents, Valuers & Letting Agents



15 King Street, Mildenhall, Bury St. Edmunds,
Suffolk, IP28 7EZ

Price Reduced to £280,000

This generous sized detached bungalow is located in a prime town centre position with views of St Mary's Church, just a stone's throw from all of town's amenities. Although, in need of a modest renovation the property benefits from a generous sized lounge with dual aspect windows

giving vast amount of natural light, sliding door to the spacious kitchen/diner and two double bedrooms out of three, with storage. Externally, the property hosts a private garden with storage sheds, a range of mature plants and shrubs and to the front, off street parking on the driveway leading to a single garage. No onward chain.

In more detail the accommodation comprises of:
ENTRANCE HALL:

LOUNGE:
Feature fireplace, dual aspect windows to front and side and sliding door to diner.

KITCHEN/DINER:
Range of wall and base units, inset stainless steel sink, storage cupboard, window to side and conservatory and door to conservatory.

CONSERVATORY:
Sink set into vanity unit, windows to rear and door to side.

PRIMARY BEDROOM:
Built in wardrobe and window to rear.

BEDROOM TWO:
Built in wardrobe and window to front.

BEDROOM THREE:
Window to front.

BATHROOM:
Suite comprising of low-level WC, bath, hand basin set into vanity unit and window to rear.

OUTSIDE:
Front: Garden to front laid to lawn with garden path leading to front door. Off street parking for 2-3 vehicles to the driveway leading to single garage with up and over garage door and gate leading to rear garden.
Rear: Garden to rear mainly laid to lawn with concrete split level patio and a range of plants and shrubs, green house and sheds.

Tenure: Freehold
Construction type: Brick and tile
Building safety: Potential asbestos
Heating: Gas central heating to radiators
Parking: Driveway leading to garage
Windows/doors: UPVC double glazing
Council Tax: Band C £1,867.67 annual amount (2023/2024)
EPC: TBC
Water supply: TBC
Drainage: Mains
Flood risk: Zone 1 - Low Risk
EV charging point: No
Electric supply: TBC
Broadband: Superfast 80 Mbps download speed
Mobile network: Vodafone, EE, O2, Three

::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 base and its unique Roman Silverware Collection which is known as "Mildenhall Treasure". Approximately two miles from the A11 five ways roundabout which gives access to Thetford (12 Miles) and Norwich to the Northeast and Newmarket (10 miles) and London to the South and Southwest. Other towns within travelling distance are Brandon to the Northwest and Bury St Edmunds to the southeast via the A1101.

::Viewing::

By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
T: 01638 711171
E: mildenhall@balmforth.co.uk





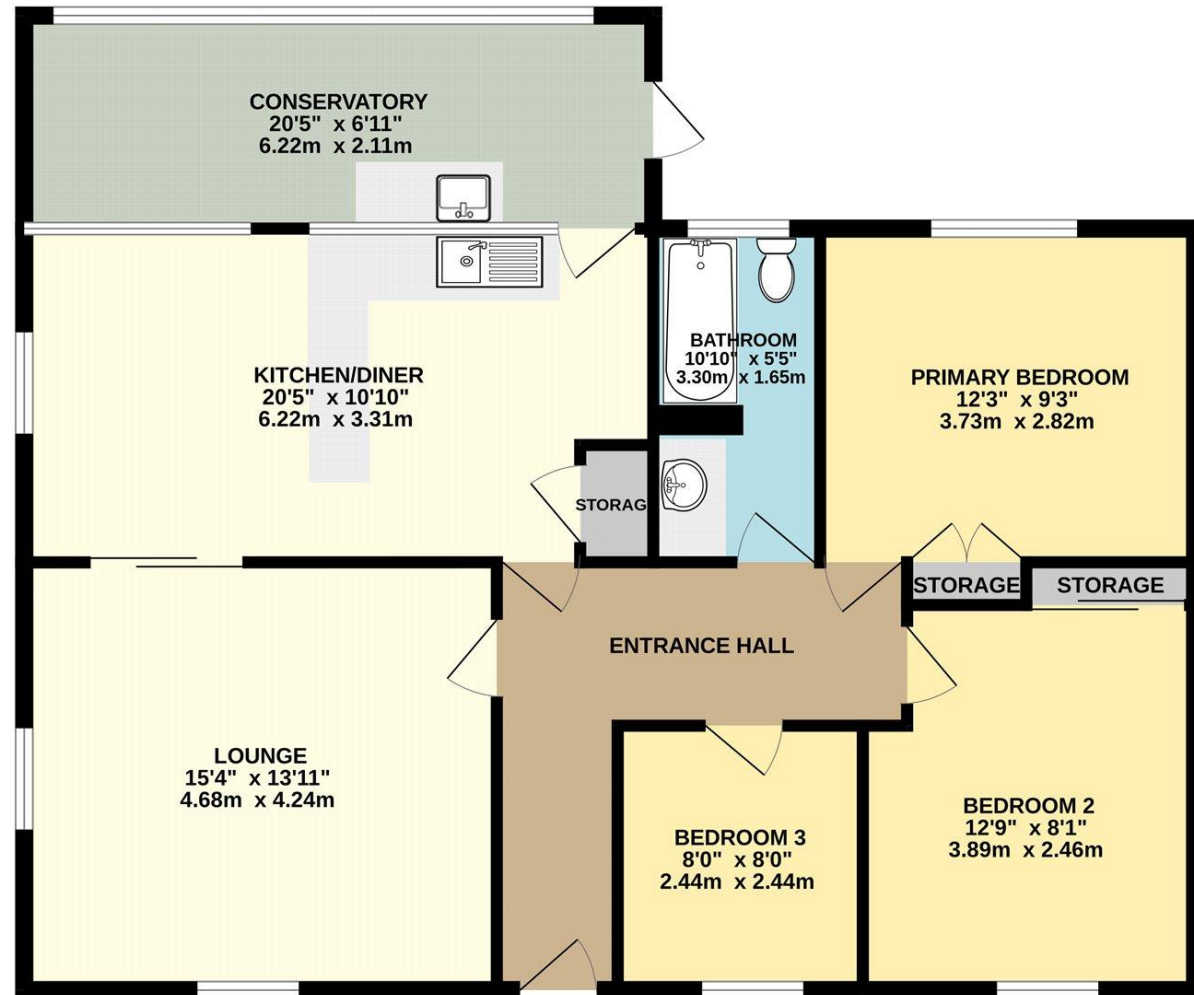
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a valuation of
your property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		58
(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		

GROUND FLOOR
1079 sq.ft. (100.2 sq.m.) approx.



FBM230840

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>

