



# Girton Close

Bury St. Edmunds, IP28

Offers in the region of £230,000

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## Description

This superb link-detached bungalow is available with no onward chain and enjoys a convenient location on the outskirts of Mildenhall Town, offering excellent transport links via the nearby A11 and A14 dual carriageways as well as local bus routes. The property is a short distance from the picturesque Mildenhall Woods which is home to an abundance of nature as well as various walking trails.

Upon entering the property you will find a welcoming entrance hall, with ample space to remove coats and shoes, as well as a useful storage cupboard and an access hatch into the loft space with a pulldown ladder and boarded access to the gas boiler (with Froststat).

The property enjoys a lounge, and a fully fitted kitchen/breakfast room comprising impressive Quartz worktops, induction hob with an extractor hood fitted over, as well as space for a washing machine and under counter fridge and an external door which leads outside.

The internal accommodation is concluded by two double bedrooms, the largest of which boasts a wardrobe and storage cupboard, as well as the modern family bathroom comprising W.C, wash hand basin and a walk in shower cubicle.

Outside, the bungalow includes a generous sized front and rear garden which is South facing, both of which have been shingled for ease of maintenance in addition to a useful, brick built outbuilding with power.

## Measurements

Lounge - 16'5" x 10'6"

Kitchen/ Breakfast Room - 11'5" x 9'11"

Bedroom - 11'2" x 10'11"

Bedroom - 9'2" x 7'11"

Family Shower Room - 5'10" x 5'10"

## Anti-money Laundering (AML) and Identification

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.

## Agents Note

Council Tax Band - West Suffolk, B.

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.



