MOLYNEUX
ESTATE AGENTS

Queens Drive

, IP28

Price £260,000

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, Mildenhall, IP28

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Description

This detached bungalow is conveniently situated in a sought-after location and within walking distance of Mildenhall Town Centre (approx 0.3 miles) and Mildenhall Hub community and leisure facilities (0.5 miles).

The property benefits from mature, front and rear gardens as well as an extended garage and private driveway providing ample off street parking.

Upon entering the property you will find a welcoming entrance porch with ample space to remove coats and shoes, plus a door leading into the generous sized lounge. There is a separate dining room with patio doors leading into the conservatory, as well as a door to the fully fitted kitchen.

The kitchen offers a range of wall and base level units, 1.5 bowl sink and drainer, and ample space for a fridge freezer, dishwasher and cooker with an extractor hood fitted over. There is a separate utility room providing additional space for appliances and storage.

The inner hall includes a boiler cupboard, housing a wall mounted gas combination boiler, and leads to two double bedrooms with built in wardobes in each. The spacious family bathroom concludes the internal accommodation and comprises W.C, wash hand basin and shower cubicle.

Outside, the property enjoys private driveway off street parking immediately in front of an extended garage which benefits from power and light, as well as useful personal door access from the rear garden.

There is a mature front garden which is predominantly laid to lawn, with a selection of trees and shrubs, whilst a side access gate leads to the rear garden which offers a low maintenance setup.

The rear garden includes two patio areas, ideal for seating and entertaining, as well as a lawn area and a useful timber storage shed.

Measurements

Entrance Porch - 6'3" x 6'2"

Lounge - 16'3" x 11'11"

Dining Room - 11'11" x 8'10"

Kitchen - 11'7" x 7'9"

Utility Room - 6'7" max x 6'4" max

Conservatory - 10'00" x 8'7"

Bedroom - 11'8" x 9'8"

Bedroom - 9'8" x 9'4"

Shower Room - 8'9" max x 6'7" max

Anti-money Laundering & 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. Our compliance partner, Coadjute, 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.

Tel: 01638 474164

Agents Note
Council Tax Band - West Suffolk, C.

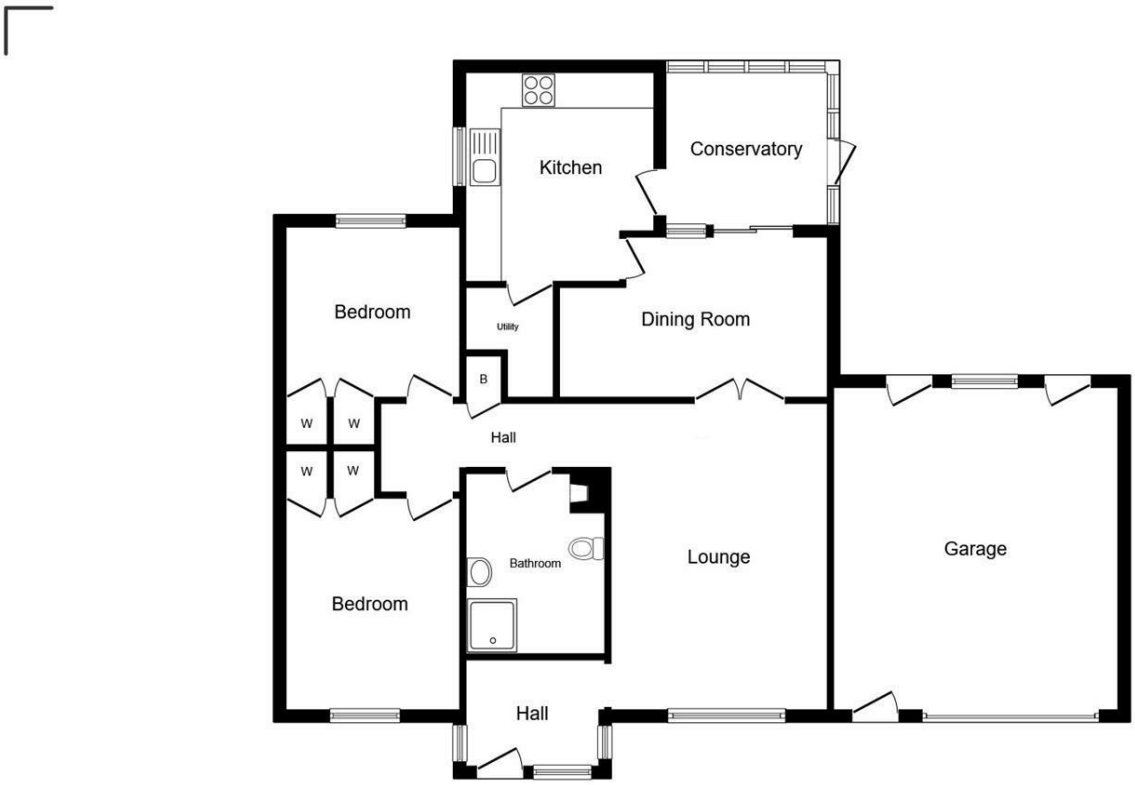
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.

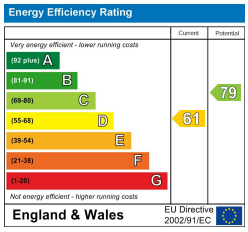
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

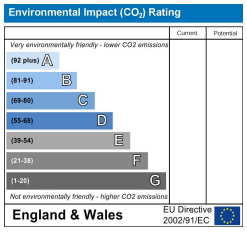


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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