MOLYNEUX
ESTATE AGENTS

Boeing Way

Mildenhall, IP28

Guide price £220,000

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Description

GUIDE PRICE £220,000 - £230,000! This superb home is located on the popular Comet Way development and benefits from spacious, modern open plan living accommodation which includes a garage conversion offering a second reception room downstairs.

Upon entering the property you will find a welcoming entrance hall with ample space to remove coats and shoes, plus stairs leading to the first floor landing. The downstairs space is a contemporary open plan design which incorporates a lounge to the front of the house with a useful understairs storage cupboard, a modern kitchen/ dining area as well as a second sitting room with an external door that leads to the driveway.

The kitchen is fully fitted with a range of wall and base level units, ceramic sink and drainer, space for an undercounter fridge and dishwasher plus integrated cooker and electric hob with extractor hood fitted over. The kitchen/ dining area also includes a wall mounted gas boiler and French doors which overlook the rear garden.

Upstairs there are two double bedrooms, including built in wardrobes to the largest bedroom, as well as a modern shower room comprising W.C, wash hand basin and walk in shower cubicle.

The property benefits from driveway off street parking in addition to a well maintained rear garden. The garden includes a covered patio area which can be used all year round in addition to a shingled area. The remainder of the garden is laid to lawn and houses a useful timber storage shed.

Mildenhall also benefits from the recently constructed (2021) Mildenhall Hub which offers multiple services in one convenient location including a vast leisure facility, library, café and health centre. The town is well situated within close proximity to the A11 dual carriageway which provides easy access to Newmarket, Cambridge and London as well as Thetford and Norwich in the other direction.

Measurements

Lounge - 13'3" x 11'3"

Kitchen/ Dining Room - 14'6" x 7'8"

Reception Room - 15'9" x 7'6"

Bedroom - 11'3" plus depth of built in wardrobe x 9'6"

Bedroom - 11'8" x 7'11"

Shower Room - 6'3" x 5'8"

Anti-money Laundering 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

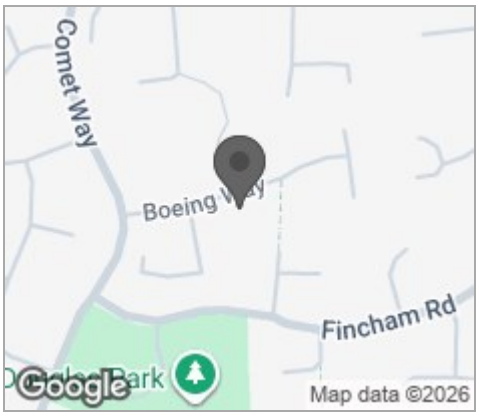
Tel: 01638 474164

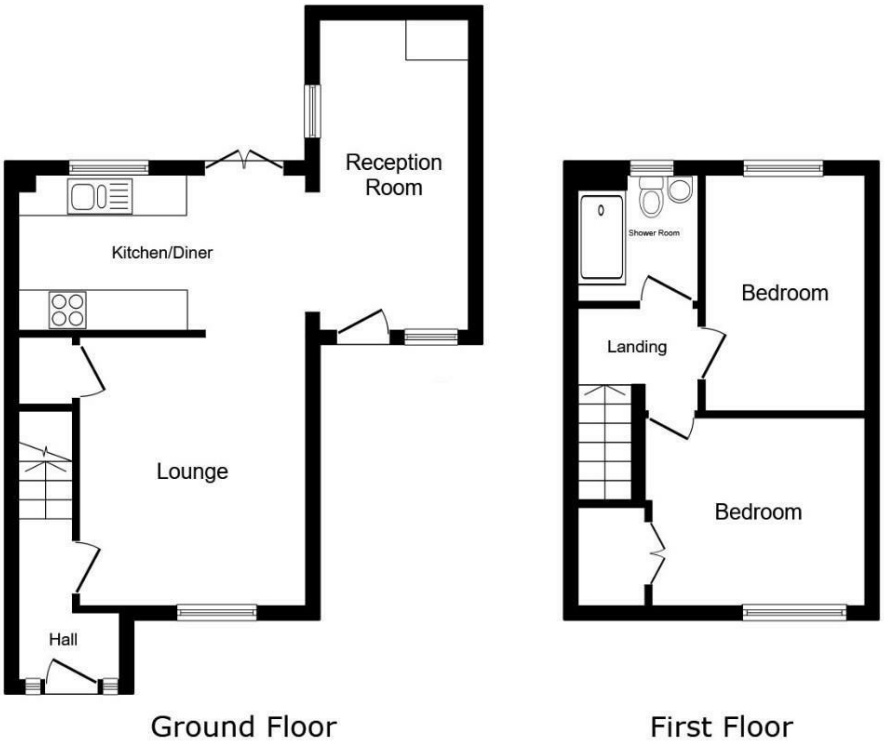
possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

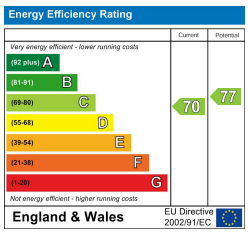


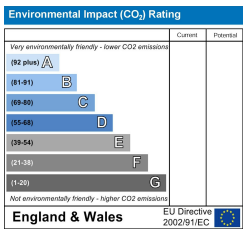


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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