



Queens Drive

Mildenhall, IP28

Guide price £260,000

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Description

GUIDE PRICE £260,000 - £270,000. This meticulously well-presented bungalow enjoys a sought-after location, towards the outskirts of Mildenhall, and benefits from ample driveway parking in addition to low maintenance gardens. The property has been updated throughout by the current owner and also benefits from a gas fired central heating system.

The bungalow enjoys a contemporary kitchen, offering a range of wall and base level units, 1.5 bowl sink and draining board, integrated Bosch cooker and electric hob, with an extractor hood fitted over, as well as ample space for a fridge freezer, washing machine and dishwasher. The kitchen also includes a double cupboard pantry storage space and a further cupboard housing the wall mounted gas boiler.

There are two generous sized reception rooms, currently comprising a dining room and lounge, with a useful storage cupboard within the dining room and a door leading from the lounge outside to the rear garden.

The property also boasts two well-proportioned bedrooms, the largest of which now includes a separate dressing room, whilst the internal accommodation is concluded by a family shower room with a W.C, wash hand basin and shower cubicle.

Outside, the bungalow benefits from ample driveway off street parking, a shingled front garden and a rear garden which is predominantly patioed for ease of maintenance. There is also a useful brick built storage shed, ideal for garden tools.

The property offers an excellent location, approximately 0.3 miles from Mildenhall High Street and it's amenities, whilst the Mildenhall hub is approximately 0.4 miles in the other direction and offers a comprehensive range of leisure and community facilities.

Measurements

Lounge - 17'8" x 14'00"

Dining Room - 14'2" max x 14'00" max

Kitchen/ Breakfast Room - 15'4" max x 8'10" max

Bedroom - 12'2" x 9'6"

Dressing Room - 12'2" x 7'8"

Bedroom - 9'8" max x 8'11" max

Family Bathroom - 8'10" x 5'01"

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, 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.

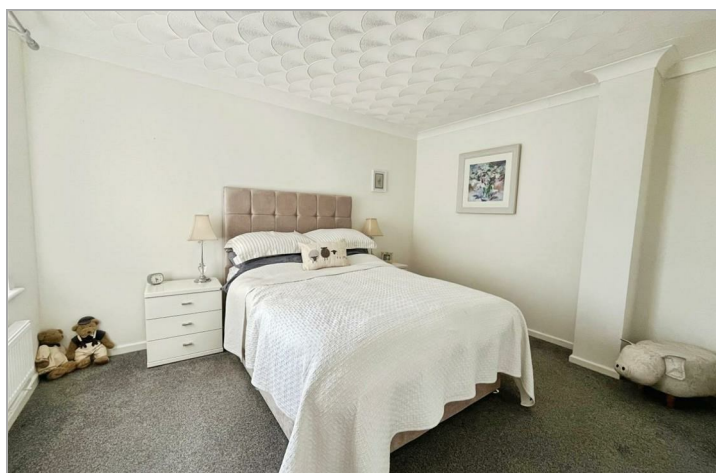
Tel: 01638 474164

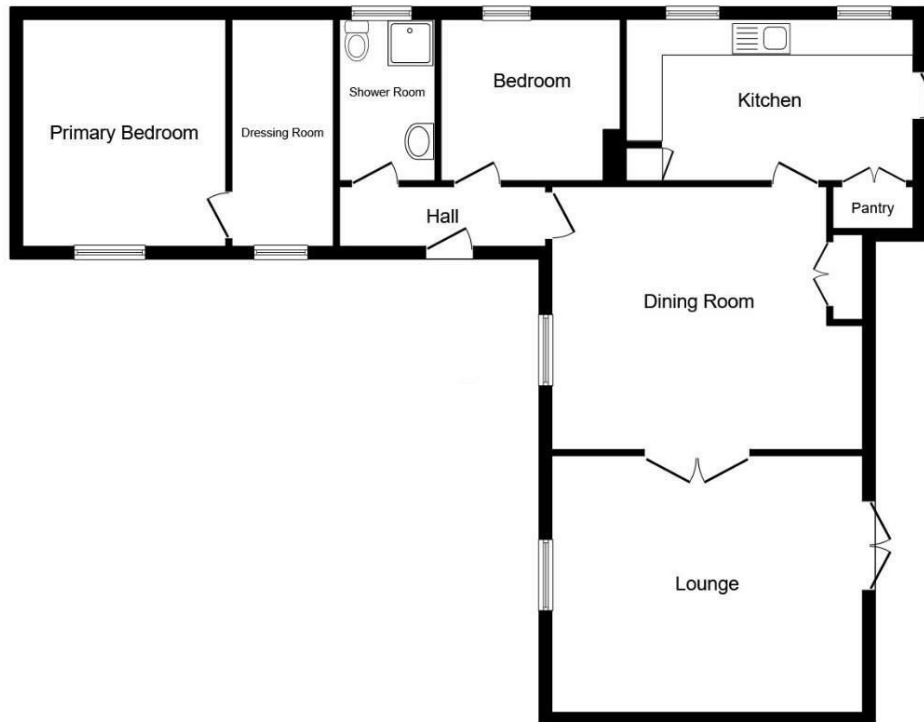
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

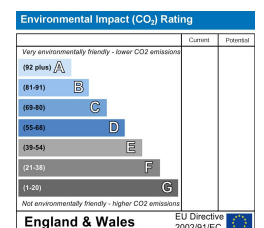
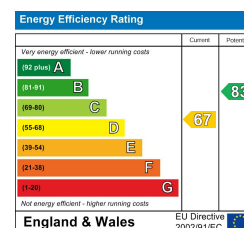




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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