



10 Cricket View, Bury St. Edmunds, IP28 7FA Offers in excess of £260,000

Good Move are delighted to present this three bedroom semi-detached family home to the market.

The ground floor comprises a welcoming entrance porch leading into a generous kitchen/diner with ample space for everyday living and entertaining. A useful downstairs WC adds convenience, while the bright and spacious lounge spans the full width of the property with double doors to the rear garden. To the first floor a large landing leads to three bedrooms and a modern family bathroom to complete the accommodation.

Externally, the property stands out with its substantial garden space, offering plenty of outdoor space, a large shed and garage/carport.

Mildenhall is a historic Suffolk market town with origins dating back to the Stone Age. Today it offers a good range of local shops, schools, leisure facilities and amenities, whilst being renowned for the nearby USAF air base and the famous Mildenhall Treasure Roman silver collection.

The town enjoys excellent transport links, situated just two miles from the A11, providing convenient access to Newmarket, Thetford, Norwich, Cambridge and London. The historic cathedral town of Bury St Edmunds is also within easy reach, offering an extensive range of shopping, dining, cultural attractions and beautiful Abbey Gardens.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

