



Mace Road, Mildenhall, IP28 7FP

CHEFFINS

Mace Road

Mildenhall,
IP28 7FP

- Modern House
- 3 Bedrooms - 1 Ensuite
- Kitchen/Dining Room
- Large Garden Office Space
- Driveway with 2 Spaces

A well presented modern 3 bedroom end terrace home located just a short walk to the town centre and with easy access to the A11. The property benefits from a kitchen/dining room, a living room overlooking the rear garden, primary bedroom with ensuite, large garden office and a driveway providing space for 2 cars.

3 2 1



Offers In Excess Of £300,000



LOCATION

MILDENHALL is a market town with a good range of shopping, education and leisure services together with many local places of historical interest. The town is located about a mile from the A11 which gives access to Thetford and Norwich and Newmarket, Cambridge and London via the A14 and A11.

ENTRANCE HALL

with entrance door, tiled flooring, radiator, stairs to the first floor, under stairs storage cupboard.

CLOAKROOM

with a low level WC, pedestal wash hand basin, radiator, extractor fan, tiled splashbacks and tiled flooring, window to the side aspect.

KITCHEN/DINING ROOM

with a range of matching wall and base units with work surfaces over, 1.5 bowl sink, 4 ring gas hob with extractor hood over, electric double oven, space for dishwasher and washing machine (both available by separate negotiation), space for fridge/freezer, wall mounted gas boiler, inset spotlights, tiled flooring, radiator, window to the front aspect.

LIVING ROOM

with 2 radiators, French doors into the rear garden.

FIRST FLOOR**LANDING**

with an airing cupboard, loft access, window to the side aspect.

BEDROOM 1

with a radiator, fitted wardrobes, ceiling fan (available by separate negotiation), window to the front aspect.

ENSUITE SHOWER ROOM

with a pedestal wash hand basin, low level WC, glass shower cubicle, inset spotlights, extractor fan, tiled flooring and walls, window to the front aspect.

BEDROOM 2

with a radiator, window to the rear aspect.

BEDROOM 3

with a radiator, window to the rear aspect.

FAMILY BATHROOM

with a 3 piece suite comprising a side panel bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, inset spotlights, extractor fan, tiled flooring and tiled splashbacks.

OUTSIDE

The rear garden is mainly laid to astro turf with an Indian sandstone patio, mature and flower bed borders, area laid to shingle and gated side access.

To the front of the property is a driveway with 2 allocated parking spaces.

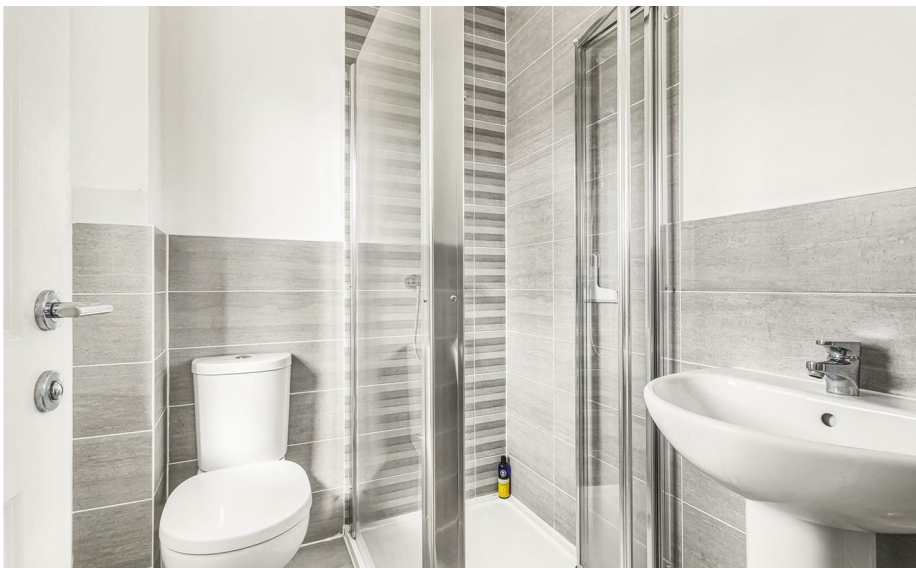
LARGE GARDEN OFFICE

Suitable for multiple uses – Insulated and double glazed with laminate flooring, air conditioning unit (available by separate negotiation) and an electric panel heater.

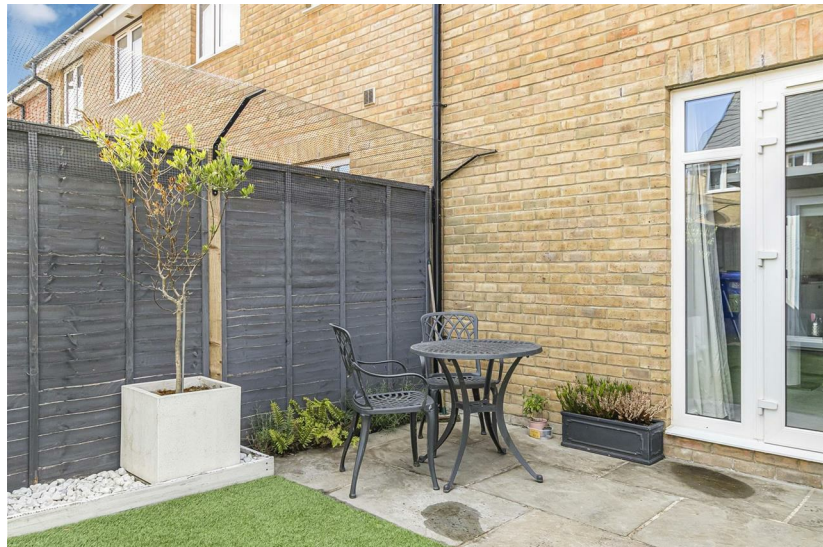
SALES AGENTS NOTES

Please note the property is freehold with common managed areas and there is an annual service charge payable of approx. £213 for the maintenance of these communal areas.

For more information on this property, please refer to the Material Information Brochure on our website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	



Offers In Excess Of £300,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk



**Approximate Gross Internal Area 940 sq ft - 88 sq m
(Excluding Outbuilding)**

Ground Floor Area 470 sq ft – 44 sq m

First Floor Area 470 sq ft – 44 sq m

Outbuilding Area 123 sq ft – 11 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.


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