

# 1 The Shrublands - Asking Price £200,000

Mildenhall Suffolk IP28 7ET

**shires**  
residential



*"Consistently providing outstanding service to our clients"*

# Asking Price £200,000

## The Property

A well-presented three-bedroom end-of-terrace home offering approximately 857 sq. ft. of living space, ideal for families, first-time buyers or investors, and available with no onward chain.

The property benefits from a welcoming entrance porch leading into a bright and well-proportioned interior. The home features a modern fitted kitchen, finished to a contemporary standard with good storage and workspace, suitable for everyday living and entertaining.

Upstairs, the property offers three well-sized bedrooms along with a modern family bathroom that has been recently updated.

This attractive end-of-terrace home combines practical living space with modern finishes and is ready to move into. The layout provides comfortable accommodation suited to a variety of buyers.

The property also enjoys a prime location in Mildenhall, close to the High Street, local shops and everyday amenities, making it convenient for daily living.

Offered to the market with no onward chain, early viewing is recommended to fully appreciate the space and quality this property has to offer.

## Features

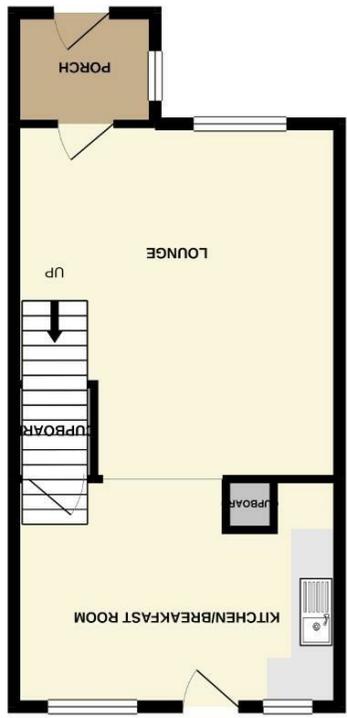
- THREE-BEDROOM END-OF-TERRACE PROPERTY
- APPROX. 857 SQ. FT. OF INTERNAL LIVING SPACE
- NO ONWARD CHAIN
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- WELCOMING ENTRANCE PORCH
- BRIGHT AND WELL-PROPORTIONED ACCOMMODATION
- IDEAL FOR FIRST-TIME BUYERS, FAMILIES OR INVESTORS
- READY TO MOVE INTO
- EARLY VIEWING RECOMMENDED



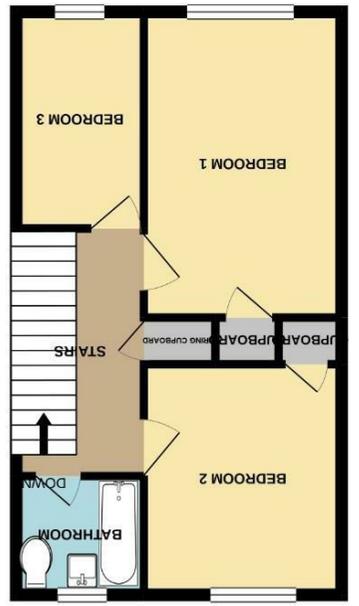


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

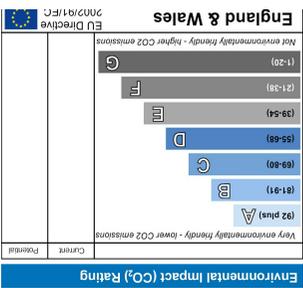
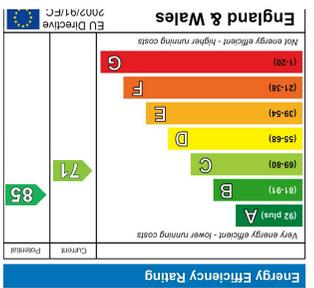
TOTAL FLOOR AREA: 857 sq. ft. (79.6 sq. m.) approx.  
 Which energy rating has been made to verify the accuracy of the figures contained herein, measurements  
 of doors, windows, rooms and any other items are approximate and responsibility is taken for any  
 variation in this statement. The data for individual properties may not be based on such an any  
 prospective purchase. The services, systems and appliances shown have not been tested and no guarantee  
 as to their operation or efficacy can be given.  
 Made with MyEnergy 2023.



GROUND FLOOR  
446 sq. ft. (41.4 sq. m.) approx.



1ST FLOOR  
412 sq. ft. (38.2 sq. m.) approx.



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