

62 Emmanuel Close Mildenhall - Asking Price £210,000

Bury St. Edmunds Suffolk IP28 7PF

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Asking Price £210,000

The Property

Located in the heart of Mildenhall town centre, this well-presented end-of-terrace townhouse offers generous and versatile accommodation arranged over three floors, all within easy walking distance of local shops, amenities and services.

The property boasts spacious living throughout, beginning with a modern kitchen/diner ideal for everyday family life and entertaining, complemented by a bright and spacious lounge. A convenient downstairs WC completes the ground floor.

Over the upper two floors are three well-proportioned double bedrooms, providing flexible living space, along with a contemporary family bathroom.

Externally, the home benefits from a fully enclosed rear garden, perfect for outdoor enjoyment, as well as a garage and off-road parking, offering practicality rarely found in a town-centre location.

This property is ideal for families, professionals or investors seeking a well-located home with excellent space and convenience.

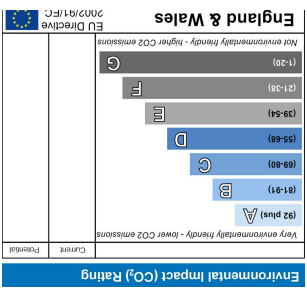
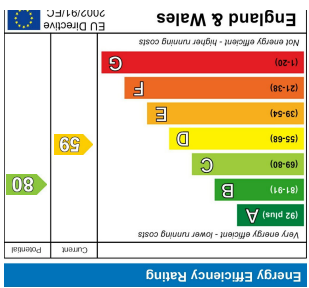
Features

- END OF TERRACE TOWNHOUSE
- TOWN CENTRE LOCATION IN MILDENHALL
- WALKING DISTANCE TO LOCAL AMENITIES
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- MODERN KITCHEN/DINER
- GENEROUS LOUNGE
- DOWNSTAIRS WC
- THREE DOUBLE BEDROOMS
- FULLY ENCLOSED REAR GARDEN
- GARAGE AND OFF-ROAD PARKING





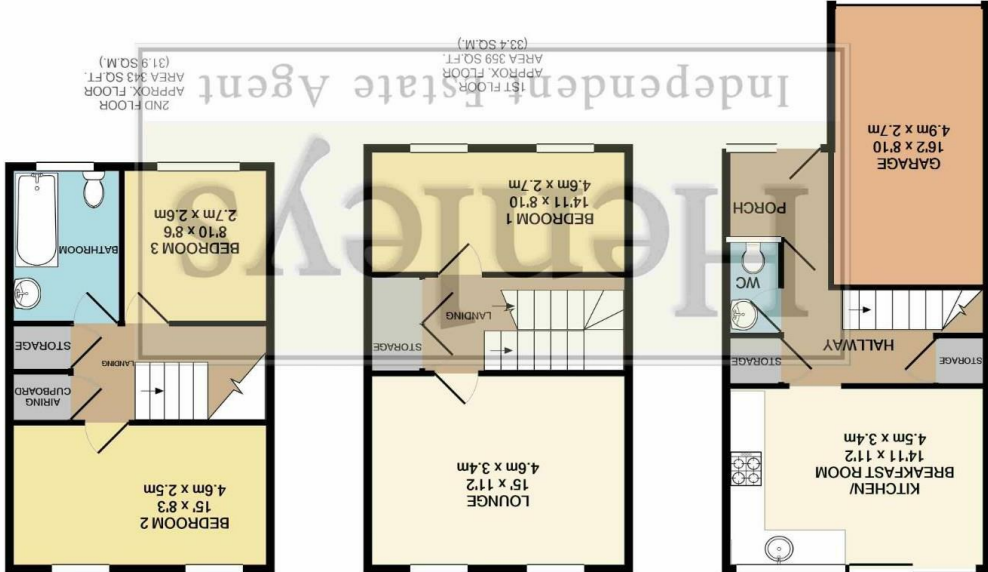
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
 APPROX. FLOOR
 AREA 432 SQ.FT.
 (40.2 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 359 SQ.FT.
 (33.4 SQ.M.)

2ND FLOOR
 APPROX. FLOOR
 AREA 313 SQ.FT.
 (29.1 SQ.M.)



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