1 Mildenhall Road - Offers In Excess Of £280,000

Holywell Row Bury St. Edmunds IP28 8LY

shires

Estate & Letting Agents

"Consistently providing outstanding service to our clients"

Offers In Excess Of £280,000

The Property

Shires are pleased to present this three bedroom detached home, situated in a popular and convenient location in Holywell Row. Offered to the market chain free, this property represents a fantastic opportunity for first-time buyers or families looking for a home they can make their own.

The accommodation comprises a fitted kitchen, a spacious lounge, and a separate dining room which could also be used as a fourth bedroom, office, or playroom, depending on the buyer's needs. There is also the added benefit of a downstairs WC.

Upstairs, the property offers three double bedrooms, all capable of accommodating double beds. The main bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by the family bathroom.

Externally, the property enjoys a generous garden, offering plenty of outside space for families, entertaining, or further improvement. The home also benefits from an attached single garage, providing useful parking or storage space.

The property's current condition is reflected in the asking price, which offers excellent value for the location and size of accommodation available. This is a great chance to put your own stamp on a detached family home in a well-regarded area.

Early viewing is highly recommended.

Agent Notes

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

Features

- CHAIN FREE
- THREE BEDROOM DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- ATTACHED SINGLE GARAGE
- SPACIOUS LOUNGE
- DINING ROOM / FOURTH BEDROOM / OFFICE
- FAMILY BATHROOM, EN SUITE, AND DOWNSTAIRS WC
- GENEROUS GARDEN
- SOUGHT-AFTER HOLYWELL ROW LOCATION
- IDEAL FOR FIRST-TIME BUYERS OR FAMILIES

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.

GROUND FLOOR
73.7 sq.m. (793 sq.ft.) approx.

1ST FLOOR
63.7 sq.m. (686 sq.ft.) approx.

TOTAL FLOOR AREA : 137.4 sq.m. (1479 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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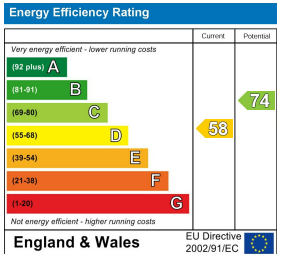

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