



QUEENSWAY | MILDENHALL

Refurbished Four Bedroom Home, Formally a Public House in The Heart of Town

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£1,600 Per Month

FEATURES

- AVAILABLE BEGINING OR SEPTEMBER
- CLOSE TO USAF MILDENHALL & LAKENHEATH
- Parking to the rear on gravel drive
- Walking distance to local shops and schools
- Central town location
- Exposed beams & Semi open-plan living
- Easy access to A11 with links to Thetford, Newmarket and Cambridge

DESCRIPTION

AVAILABLE EARLY SEPTEMBER

Four bedroom character home, formally a historic public house in the heart of Mildenhall town centre. Carefully refurbished throughout making an impressive modern kitchen with exposed timber beams opening to living area with space for dining area. Separate utility room with downstairs shower cubicle. Upstairs the property offers two double bedrooms and two single rooms with a four piece bathroom suite. Low maintenance courtyard to the rear with generous timber storage shed. Walking distance to local shops, schools and restaurants. Excellent location for USAF Military Personnel with Easy Access to both Mildenhall and Lakenheath Base and Road links to A11 / A14

Lounge/Diner 19'6" x 19'0" (5.94m x 5.78m)

Windows to front and rear aspect. Front door entering to lunge and stable door leading to rear courtyard. Feature fireplace with timber mantel, stairs to first floor with storage cupboard under. Opening to;



ACCOMMODATION

Kitchen 13'2" x 10'6" (4.02m x 3.20m)

Wide range of wall and base units with 5 ring gas hob and built in eye-level double oven with grill. Space and plumbing for American Style Fridge/Freezer. Wine fridge, plumbing and space for a dishwasher. Window to rear aspect.

Downstairs Shower/Utility 6'4" x 10'7" (1.94m x 3.23m)

Single shower cubical, space and plumbing for washing machine/Dryer. Vanity unit combining enclosed WC and hand wash basin. Window to front aspect. Heated towel rail. Wall mounted gas boiler.

Landing

Window to side.

Bedroom 1 19'8" x 8'7" (6.00m x 2.61m)

Window to rear aspect.

Bedroom 2 9'3" x 11'10" (2.82m x 3.61m)

Window to side aspect.

Bedroom 3 8'10" x 8'10" (2.70m x 2.68m)

Window to front aspect.

Bedroom 4 7'1" x 8'2" (2.15m x 2.50m)

Window to rear aspect.

Bathroom 7'0" x 8'8" (2.15m x 2.66m)

Corner shower cubicle, double ended panel bath with mixer tap. Low level WC, hand basin with vanity unit below. Heated towel rail. Airing cupboard.

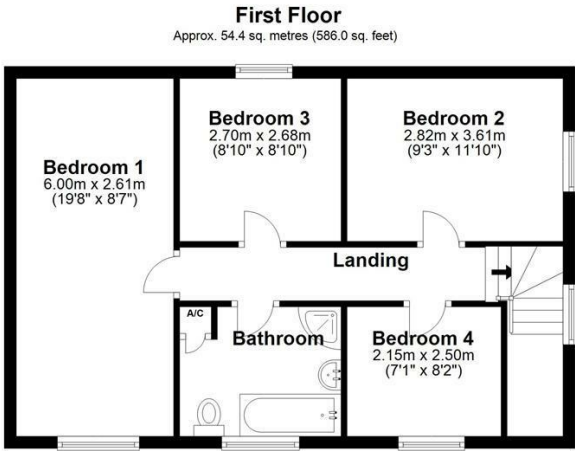
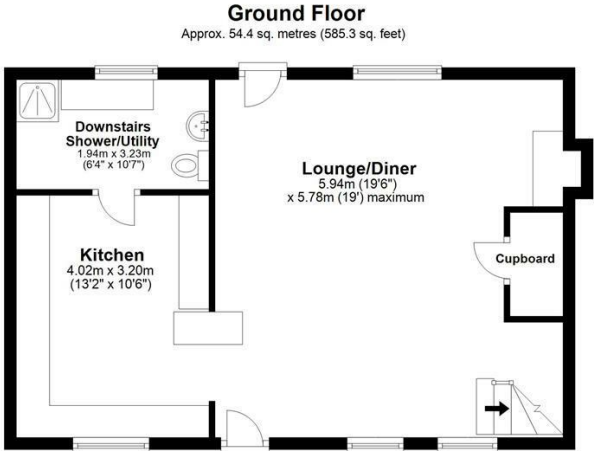
Outside

Parking on gravel driveway leading to enclosed patio courtyard. Generous timber storage shed.









Total area: approx. 108.8 sq. metres (1171.3 sq. feet)

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MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

