



Mildenhall Close, Fens, TS25 2RN
2 Bed - House - Semi-Detached
£145,000

Council Tax Band: B
EPC Rating: C
Tenure: Freehold



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*** REDUCED*** Set on a generous plot at the head of this quiet 'Fens' cul de sac, we are delighted to bring to the market this extended two bedroom semi detached house. Having undergone a complete refurbishment by the current owner and, in our opinion, this property is arguably the best example of its type currently available. Benefitting from a stunning bathroom and kitchen (with a range of appliances included), two good sized bedrooms and a landscaped rear garden.

The layout briefly comprises of: entrance porch, open plan kitchen diner and extended lounge. To the first floor are two double bedrooms and a family bathroom.

Externally, the open plan front garden is laid to lawn. The south westerly facing rear garden affords a good degree of privacy, is landscaped and generously sized, mainly laid to lawn, with paved patio areas that are sure to be a suntrap in the summer months. A shared driveway to the front provides off street car parking for numerous cars.

The property does have potential to be extended, subject to the relevant planning permissions.



GROUND FLOOR

ENTRANCE PORCH

uPVC double glazed glass panelled door, uPVC double glazed window.

DINING KITCHEN

14'11" x 11'2" (4.55 x 3.42)

Fitted with a range of modern grey wall, base and drawer units with complementary worksurfaces and centre island, inset sink and drainer with mixer tap, four ring gas hob with illuminating extractor and fan assisted oven, integrated washing machine and fridge freezer, uPVC double glazed window, radiator, laminate flooring, spindle staircase to first floor landing.

LOUNGE

17'10" x 14'9" (5.44 x 4.52)

uPVC double glazed French doors with uPVC side panels opening onto the rear garden, two radiators, laminate flooring throughout.

FIRST FLOOR

LANDING

uPVC double glazed window to side, loft access.

BEDROOM 1

14'9" x 8'7" (4.52 x 2.64)

uPVC double glazed window to front aspect, radiator.

BEDROOM 2

11'3" x 7'10" (3.43 x 2.41)

uPVC double glazed window to rear, radiator.

FAMILY BATHROOM/WC

Modern white and chrome suite with panelled bath, thermostatic shower over and glass shower screen, pedestal wash hand basin and low level WC, co-ordinated walls and flooring, heated chrome towel rail, uPVC double glazed window to rear.



EXTERNALLY

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NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Mildenhall

Approximate Gross Internal Area
807 sq ft - 74 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.

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