



5 Girton Close, Mildenhall

Bury St. Edmunds

Guide Price £180,000





5 Girton Close

Mildenhall, Bury St. Edmunds

Ensum Brown offer for sale this end-of-terrace home in Mildenhall, close to the Osted rated 'Good' Great Heath primary school, with potential to update and add value, no chain, open-plan living, a kitchen, 3 bedrooms, a bathroom and WC, and front and rear gardens with front and rear access.

Upstairs to the first floor, this lovely home continues to impress, with 3 well-proportioned bedrooms, integrated storage, a family bathroom comprising a bath with an overhead shower and a hand wash basin, and a separate toilet. Outside, to the rear, the garden is a good size, enclosed by fencing and brick walls and offering space to sit and relax in the sunshine. It is laid to lawn and paved patio, providing plenty of space for garden furniture and entertaining guests. There is access to an outside store, as well as lots of scope for future owners to put their own stamp on things and add further value. Contact Ensum Brown today to arrange your private viewing appointment.

ONLINE VIEWING & 3D VIRTUAL REALITY 360° TOUR

Explore this property in full 360° reality. On Rightmove, on a desktop click photos and you will find the 3D tour within the photos, on a tablet or phone click the virtual tour tab. 3D virtual reality marketing now comes as part of our standard marketing, don't hesitate to call us if we can help you.

5 Girton Close

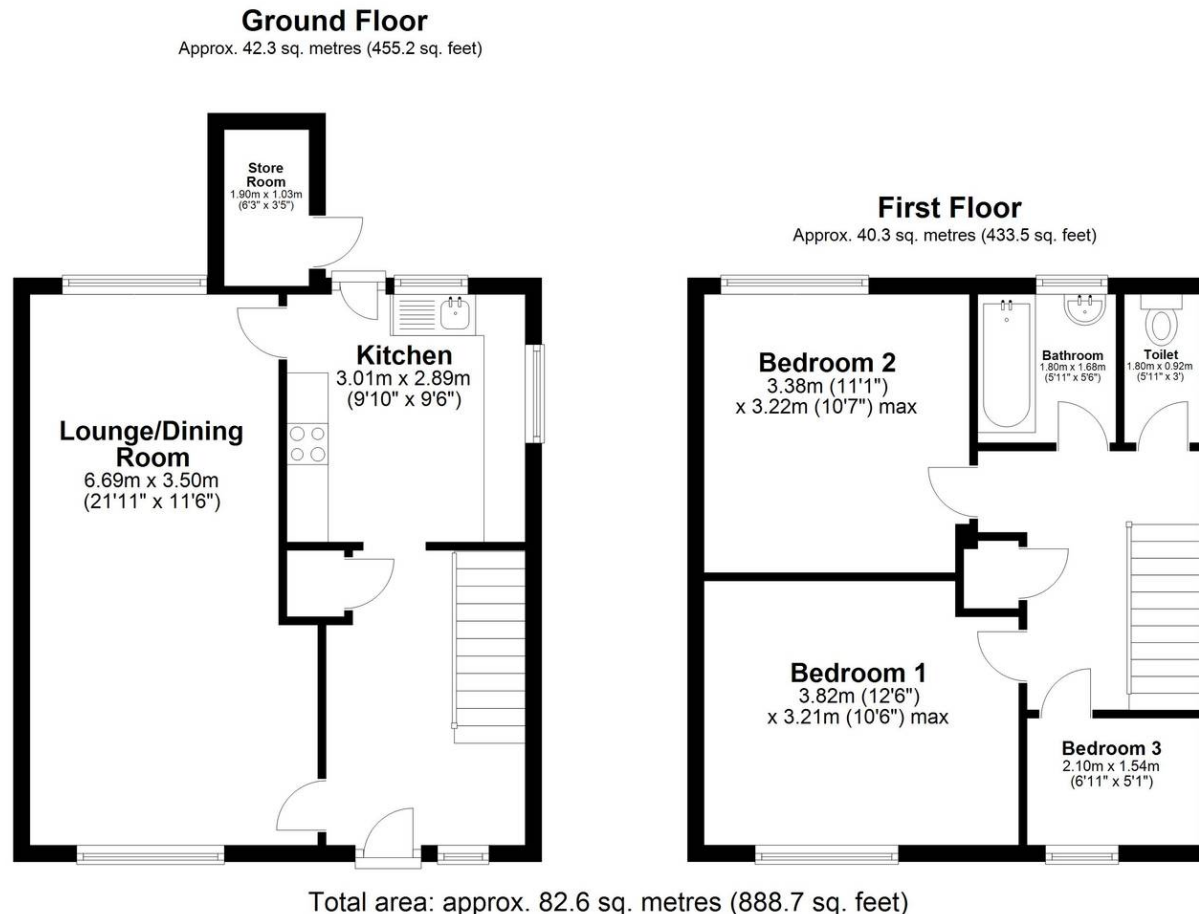
Mildenhall, Bury St. Edmunds

LOCATION - MILDENHALL

Mildenhall is a historic market town in Suffolk, located approximately 37 miles northwest of Ipswich, 15 miles northeast of Cambridge, and 10 miles west of Bury St Edmunds. The town is well-connected by road, with the A11 providing direct routes to Cambridge and Norwich. While Mildenhall does not have its own railway station, regular bus services link the town to nearby areas, including Brandon, Bury St Edmunds, Newmarket and Thetford.

Mildenhall boasts a variety of shops and services, with the central marketplace hosting a traditional weekly market every Friday, which dates back to the 15th century. Alongside the market, residents have access to independent retailers, a Co-op supermarket, and several dining options, including traditional English pubs, café, and international cuisine. The town is home to several churches, including St Mary's Church, a magnificent medieval building which is particularly notable for its spectacular stained-glass windows and active role in local events.

Mildenhall also offers a strong selection of schools, including Great Heath Academy and St. Mary's Church of England Academy for primary education, Mildenhall College Academy for secondary and sixth-form studies, and the On Track Education Centre for students with additional learning needs.



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

- End Of Terrace House
- Ideal First Time Purchase Or Investment

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Mildenhall, Bury St. Edmunds

The town offers a modern leisure centre at the Mildenhall Hub, including a swimming pool, gym, fitness studios, and a sports hall. The Mildenhall Museum showcases local history, including exhibits on the famous Mildenhall Treasure, and nearby, Thetford Forest is ideal for walking, cycling and wildlife spotting. For homebuyers seeking a vibrant yet peaceful market town setting with access to excellent amenities, we encourage you to visit and see what Mildenhall has to offer!

PROPERTY INSIGHT

This spacious property enjoys a pleasant and tidy frontage, with front and rear access. A front lawn garden with borders of trees and shrubs, and plenty of space for potted plants. Upon stepping inside, the entrance hallway is wide, bright and welcoming, with tiled flooring, storage space, room for furniture, pendant lighting, stairs to the first floor, and doors through to the downstairs living space.

The kitchen is a very good size, enjoying windows and a door to a dual aspect, a range of base and wall units, laminate worktops, tiled flooring, strip lighting, an extractor hood, and space for a washing machine, oven and other smaller kitchen appliances.

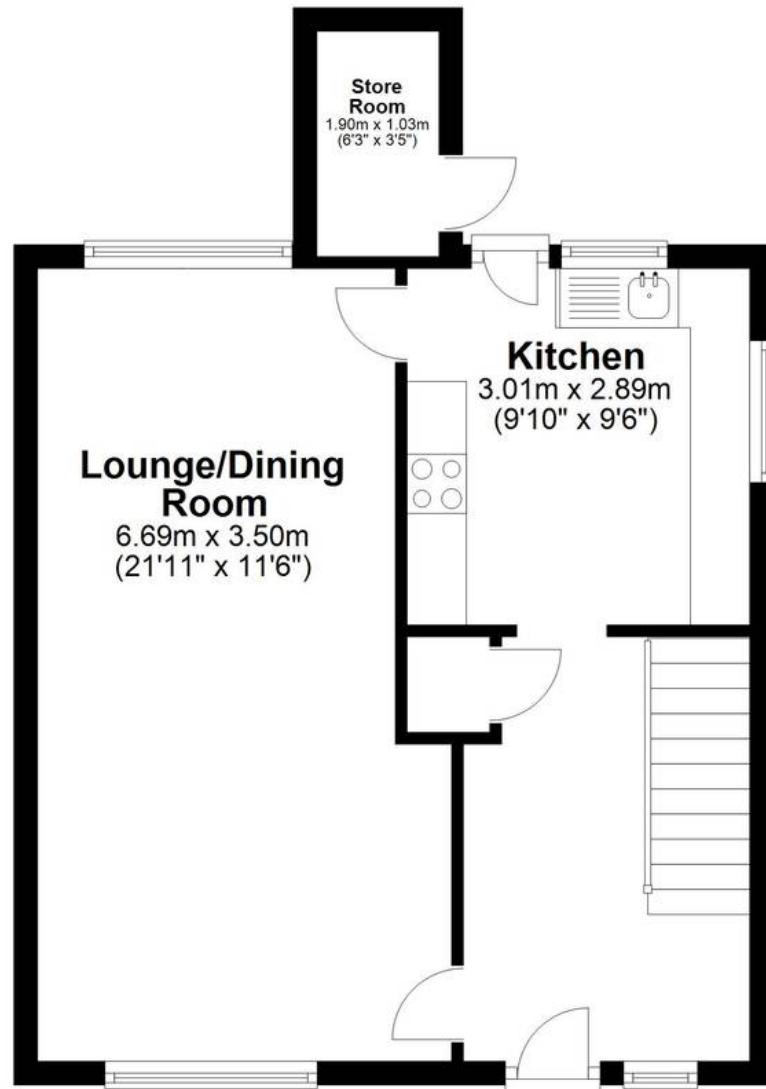
The lounge/dining room is wonderfully open-plan and spacious, benefiting from 2 large windows to a dual aspect, carpets, pleasant neutral decor, pendant lighting, and ample room for a variety of lounge and storage furniture.





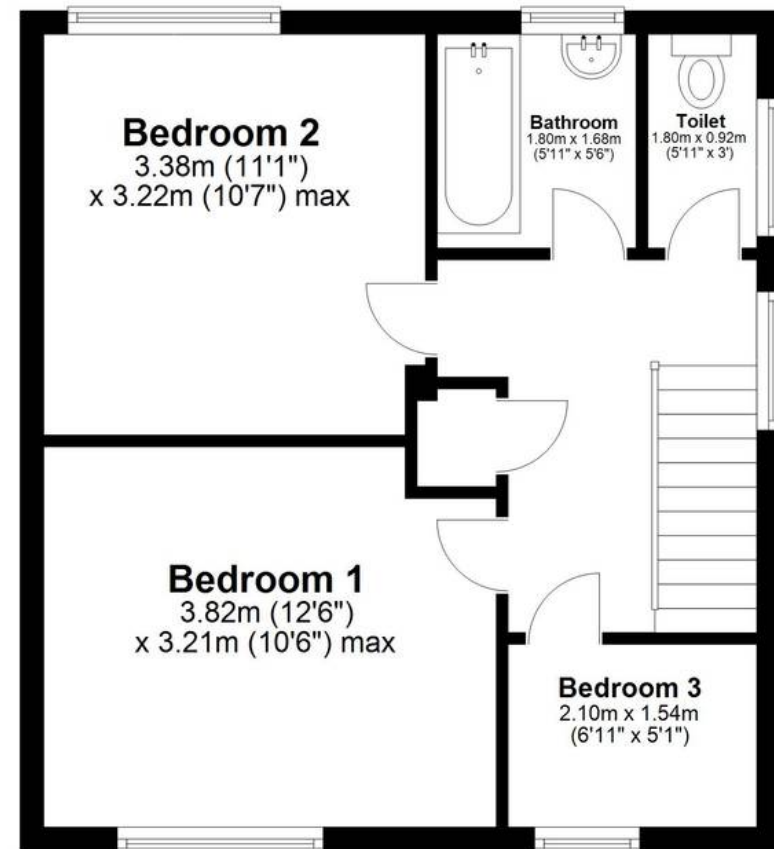
Ground Floor

Approx. 42.3 sq. metres (455.2 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.5 sq. feet)



Total area: approx. 82.6 sq. metres (888.7 sq. feet)

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