



**Croft Place  
Mildenhall  
Bury St Edmunds  
Suffolk  
IP28 7LN**

**Offers in Excess of £260,000**

**bettermove**

# Croft Place

## Bury St Edmunds

Bettermove are proud to present this 3 bedroom semi-detached bungalow in Mildenhall, available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the driveway and garage.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, kitchen and dining area, three bedrooms, bathroom and separate WC, with an extension that consists of a gym and garage. The exterior boasts front and rear gardens, with patio and lawned areas, perfect for enjoying the summer months.

Located in the popular town of Mildenhall, Bury St Edmunds, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Kennett Railway Station, local bus routes and close access to the A11.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Croft Place, Mildenhall, Bury St. Edmunds, Suffolk  
 Approximate Gross Internal Area  
 Main House = 80 Sq M/861 Sq Ft  
 Garage/Gym = 36 Sq M/388 Sq Ft  
 Total = 116 Sq M/1249 Sq Ft

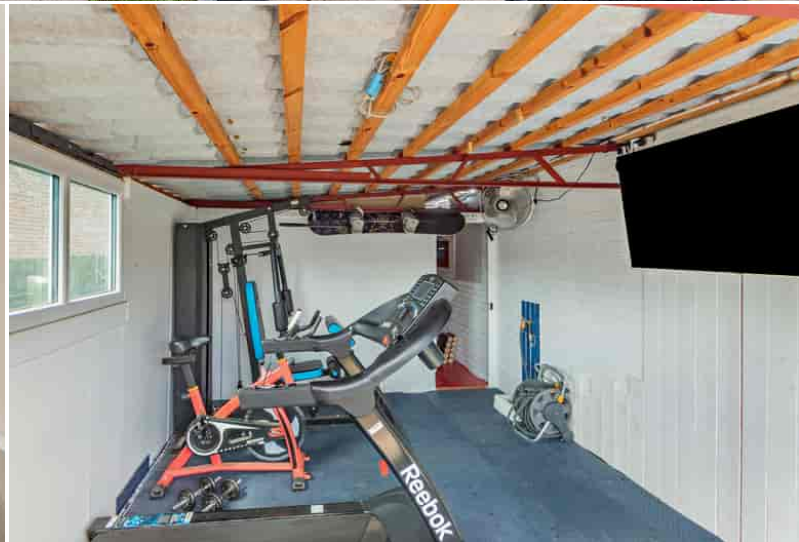


**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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