



THE LEAZE,  
MILDENHALL

Carter Jonas



## 7 THE LEAZE, MILDENHALL, SN8 2NB

### AMENITIES

- End of terrace
- Four bedrooms
- Garden
- In need of updating

### SITUATION

Thicketts Road is conveniently situated on the edge of the rural village of Mildenhall, with the most glorious idyllic far-reaching views. Mildenhall (pronounced Minal locally), boasts a highly regarded local pub, the Horseshoe, and a superlative playground. Further local amenities are to be found in the historic market town of Marlborough; independent boutiques, coffee and tea shops. National retailers include Waitrose and Tesco supermarkets, and the wide range of restaurants includes Dan's, Pino's, Rick Stein's, Franklyn's Bistro and Ask. There are further shopping areas in Hillier's Yard and Hughenden Yard, as well as the boutique cinema which is located on The Parade. Although self-sufficient, the town is well placed for other towns including Swindon, Bath, Hungerford and Newbury, and is surrounded by the attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Rail links and M4 connections are at Pewsey, Great Bedwyn, Swindon and Hungerford.

### DESCRIPTION

A 4 bedroomed end terrace house offered for sale in the idyllic hamlet of Mildenhall. Offered in need of complete refurbishment & benefitting from enormous extension potential (stpp) this is a rare opportunity to really stamp your own style.

### OUTSIDE

A large front garden, in need of strimming, with enormous potential for conversion to, (stpp), OSP, or garaging or carport, whilst to the rear is an expansive southerly facing garden, also in need of 'tidying'.

**A 4 BEDROOMED END TERRACE HOUSE OFFERED FOR SALE IN THE IDYLIC HAMLET OF MILDENHALL. OFFERED FOR SALE IN NEED OF REFURBISHMENT & BENEFITTING FROM ENORMOUS EXTENSION POTENTIAL (STPP).**



**GUIDE PRICE:** £270,000 (Subject to Contract)

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office





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## ROOM DIMENSIONS

Reception room – 16' 1" x 11' 10"

Kitchen – 12' 6" x 10' 7"

Bedroom One – 12' 10" x 10' 4"

Bedroom Two – 11' 5" x 8' 6"

Bedroom Three – 10' 0" x 9' 7"

Bedroom Four – 9' 2" x 7' 3"

## SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage, gas fired central heating.
- Council tax band: C
- Energy efficiency rating: C
- Broadband and mobile coverage. Please refer to Ofcom website for further details

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