

## Summary

A two bedroom bungalow located in the highly sought after town of Clare. The property is in need of updating throughout and benefits from a kitchen, sitting room, conservatory, shower room, w/c and the two bedrooms internally. Outside the property benefits from front & rear gardens, the front garden could be used to create off road parking (stpp). A short walk to Clare town centre and all of the amenities it has to offer including the co-op, doctors surgery and Clare castle park.

## Description

### Approximate Room Sizes

**PORCH** Front door leads into porch, with further doors into the hall and storage cupboard.

**HALL** Doors off to sitting room, kitchen, bedrooms, shower room, w/c and cupboard.

**KITCHEN** 10' 6" x 7' 4" (3.2m x 2.24m) Double glazed window to front, kitchen comprising of matching wall and base level units with work surfaces over, inset sink with taps over, integrated double oven with hob and extractor fan over, integrated fridge/freezer, space and plumbing for washing machine.

**SITTING ROOM** 14' 6" x 11' 11" (4.42m x 3.63m) Double glazed window to rear, door to

conservatory.

**CONSERVATORY** 14' 7" x 9' 11" (4.44m x 3.02m) With steps down to the conservatory from the sitting room, sliding glass doors to rear and side.

**BEDROOM ONE** 11' 11" x 10' 3" (3.63m x 3.12m) Double glazed window to rear, range of fitted wardrobes, two built in storage cupboards.

**BEDROOM TWO** 10' 8" x 6' 8" (3.25m x 2.03m) Double glazed window to front, door to built in cupboard.

**SHOWER ROOM** 6' 10" x 4' 5" (2.08m x 1.35m) Double glazed window to front, shower cubicle, wash hand basin with taps over.

WC Window to front, concealed w/c.

**OUTSIDE** The front of the property is enclosed by a fence with a gate and path leading to the front door. The front garden could be used to create off road parking (stpp) as neighbouring properties have done.

The property also enjoys a rear garden with greenhouse and timber shed to remain, enclosed by fencing with gate to rear pathway.

**AGENTS NOTE** Council tax band - B

EPC Rating - B

Tenure - Freehold

Services - Mains drainage, electric storage heating, water & electric

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – %full\_services%

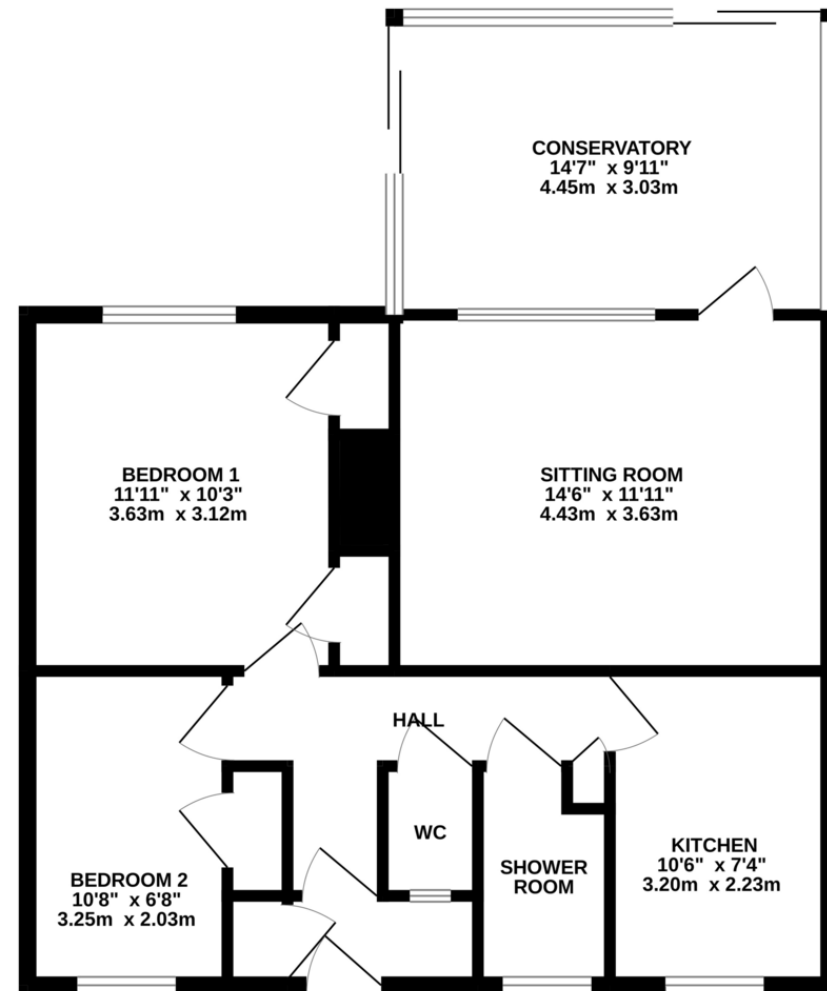
Post Code – CO10 8NU

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





TOTAL FLOOR AREA: 738 sq.ft. (68.6 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	<b>99</b>
(81-91) <b>B</b>	<b>86</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	

### Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

### Westfield | Clare | CO10 8NU

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Offers In Excess Of £190,000

- Two Bedrooms
- In Need Of Updating
- Kitchen
- Sitting Room
- Shower Room & Separate W/C
- Front & Rear Gardens