

# 23 Jarman Close - Asking Price £240,000

Bury St. Edmunds IP33 2PR

**shires**

Estate & Letting Agents



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## Features

- CHAIN FREE 3 BEDROOM HOUSE
- GARAGE TO REAR
- FIRST FLOOR BATHROOM/WC
- GROUND FLOOR CLOAKROOM
- SITTING/DINING ROOM OPENING TO THE GARDEN
- LARGE UNDER STAIRS STORAGE AREA
- GAS RADIATOR HEATING SYSTEM & DOUBLE GLAZING
- CALL US NOW TO BOOK IN YOUR APPOINTMENT TO VIEW
- CLOSE TO WEST SUFFOLK HOSPITAL
- GOOD ACCESS TO TOWN AND LOCAL AMENITIES

## The Property

This chain-free house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing space for comfortable living. The inviting reception room serves as a perfect gathering space, featuring sliding doors that lead directly to the garden, allowing for a seamless flow between indoor and outdoor living.

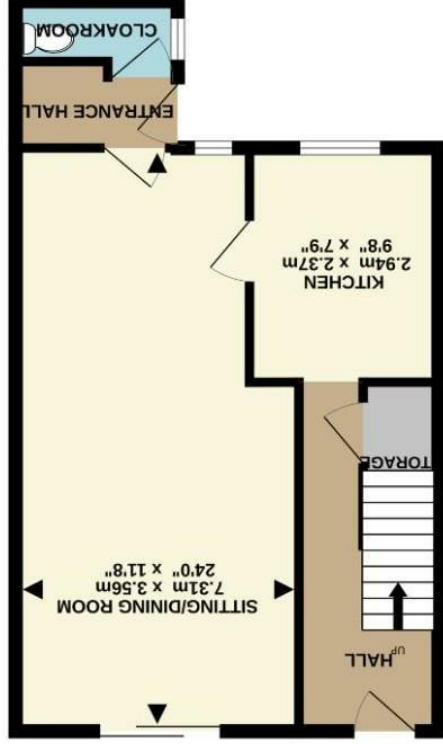
The house benefits from gas radiator heating and double glazing, ensuring warmth and energy efficiency throughout the year. A garage to the rear offers additional storage or parking options, making it a practical choice for those with vehicles.

Conveniently located, this property provides easy access to the West Suffolk Hospital and the vibrant town centre, where a variety of shops, restaurants, and amenities await. The combination of its prime location and thoughtful features makes this terraced house an appealing prospect for anyone looking to settle in this lovely part of Suffolk. Don't miss the chance to make this home your own.

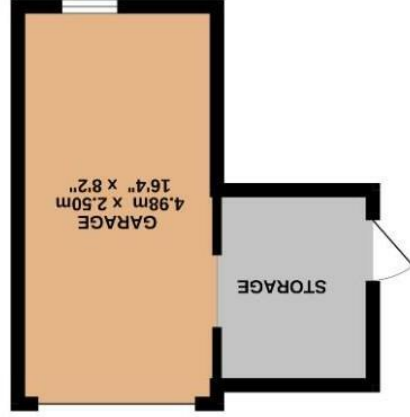




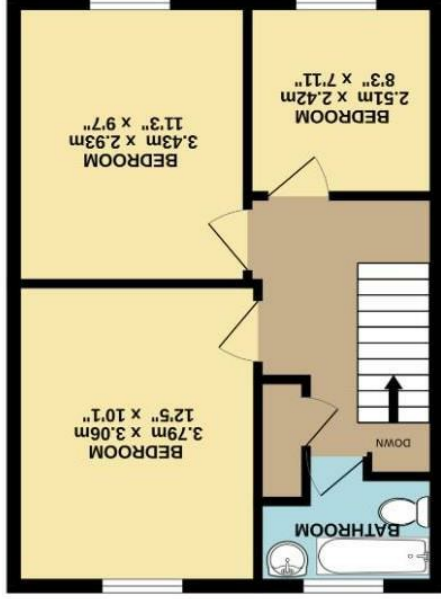
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



GROUND FLOOR  
59.8 sq.m. (644 sq.ft.) approx.



1ST FLOOR  
38.8 sq.m. (418 sq.ft.) 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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