



**Westfield, Clare, Sudbury CO10 8NU**



**welcome to**

**Westfield, Clare, Sudbury**

A two bedroom bungalow, situated in the sought after town of Clare. The property offers spacious accommodation and the rear garden has panoramic views over the countryside. Some updating required.



## Auctioneer's Comments

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## Entrance Hall

Door to front aspect. Doors leading to bedrooms, living room, kitchen and bathroom.

## Living Room

13' 1" x 10' 9" ( 3.99m x 3.28m )

Double glazed window to front aspect. Fireplace housing coal fire (not tested). Radiator.

## Bedroom One

11' 1" x 9' 6" ( 3.38m x 2.90m )

Double glazed window to front aspect. Radiator.

## Bedroom Two

8' 9" x 8' 4" ( 2.67m x 2.54m )

Double glazed window to rear aspect. Radiator.

## Kitchen

10' 3" x 7' 2" ( 3.12m x 2.18m )

Two double glazed windows to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven with inset hob. Space for appliances. Radiator. Door leading to Inner Hall.

## Inner Hall

Door leading to garden.

## Bathroom

Double glazed window to rear aspect. Suite comprising WC, wash hand basin and bath. Radiator.

## Front Garden

The front garden has areas of bath, with a pathway and steps leading to the front door.

## Rear Garden

The rear garden is a blank canvas for future purchasers to make their mark. Currently predominantly laid to wood chip, there are two outbuildings and the garden has far reaching views over the countryside.



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## **Westfield, Clare, Sudbury**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End terraced
- Front and rear gardens

Tenure: Freehold EPC Rating: D

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD110512 - 0003

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