19 Jarman Close,
Bury St. Edmunds, Suffolk, IP33 2PR

Guide Price
£240,000

A well-presented 3 bedroom home in a sought-after location

Whether you're a first-time buyer, investor, or a growing family, this attractively presented three-bedroom terrace is sure to catch your interest.

Enjoying a popular position on the Nowton Estate, the property overlooks a pleasant green and is within walking distance of a range of local amenities including a parade of shops, a primary school, community centre, and public house.

The nearby Nowton Park and Hardwick Heath offer excellent opportunities for outdoor recreation, while the town centre of Bury St Edmunds lies just 1.5 miles away, offering a comprehensive mix of shopping, leisure, and education. The A14 is also easily accessible, providing convenient links to Ipswich, Cambridge and London via the M11.

The property has been well maintained and thoughtfully improved by the current owners, and is offered for sale in excellent condition throughout.

- Attractively presented modern family home
- Occupying a popular and well served setting
- Hall, cloakroom, lounge/diner, fitted kitchen
- 3 Good sized bedrooms, modern shower room
- Gas fired central heating, uPVC glazing
- Enclosed gardens, garage and parking
- Excellent rental potential or first purchase

Ground Floor
The entrance hall provides useful storage and leads to a cloakroom and a spacious lounge/dining room. The lounge features a large picture window overlooking the garden and a fireplace, while the dining area comfortably accommodates a family-sized table. The adjoining kitchen is well-fitted with a range of units, ample worktop space, and integrated appliances including a hob, double oven and extractor hood.

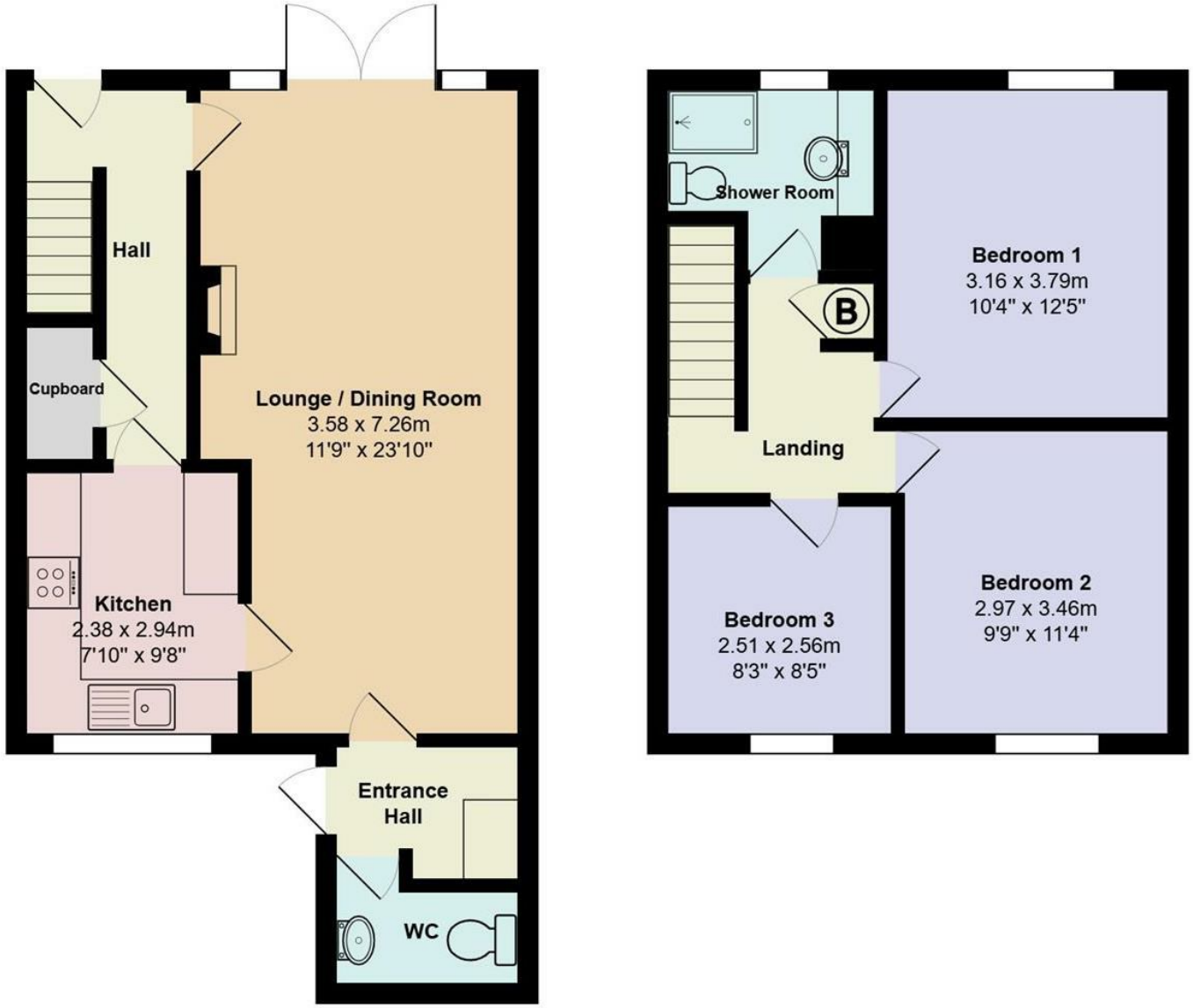
First Floor
A generous landing gives access to three well-proportioned bedrooms and a stylish, recently refitted shower room.

The home benefits from gas-fired central heating, uPVC double glazing, and low-maintenance uPVC fascias.

Outside
The front garden has been hard landscaped for ease of maintenance and enjoys an open outlook over the green. The enclosed rear garden offers a good degree of privacy with a lawn, patio area, and a brick-built utility shed. A single garage is located at the rear, with further on-street parking available.

Homes in this area are in high demand, so early viewing is highly recommended.

COUNCIL TAX -BAND B
ENERGY PERFORMANCE RATING - D
COUNCIL - West Suffolk
SERVICES - Mains water, gas, electricity and drainage.
BROADBAND -Ofcom states ultrafast is available
Mobile - Ofcom states all mobile providers are likely.
WHAT3WORDS ///giggled.streamers.thinks



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