£260,000

7 Bailey Lane

The Property

This charming two-bedroom bungalow features a welcoming hallway leading to all rooms. The spacious sitting/dining room benefits from natural light, while the stylish kitchen offers wooden worktops, ample storage, integrated appliances, and direct access to the rear garden. A separate utility room provides extra storage and space for white goods.

The front-facing main bedroom is well-proportioned with a large window, while the rear second bedroom is equally spacious and bright. The modern bathroom includes a bath with an overhead shower, toilet, and sink.

Outside, the rear garden combines patio and lawn, ideal for relaxing or entertaining. An outbuilding offers extra storage, and residents' parking is available.
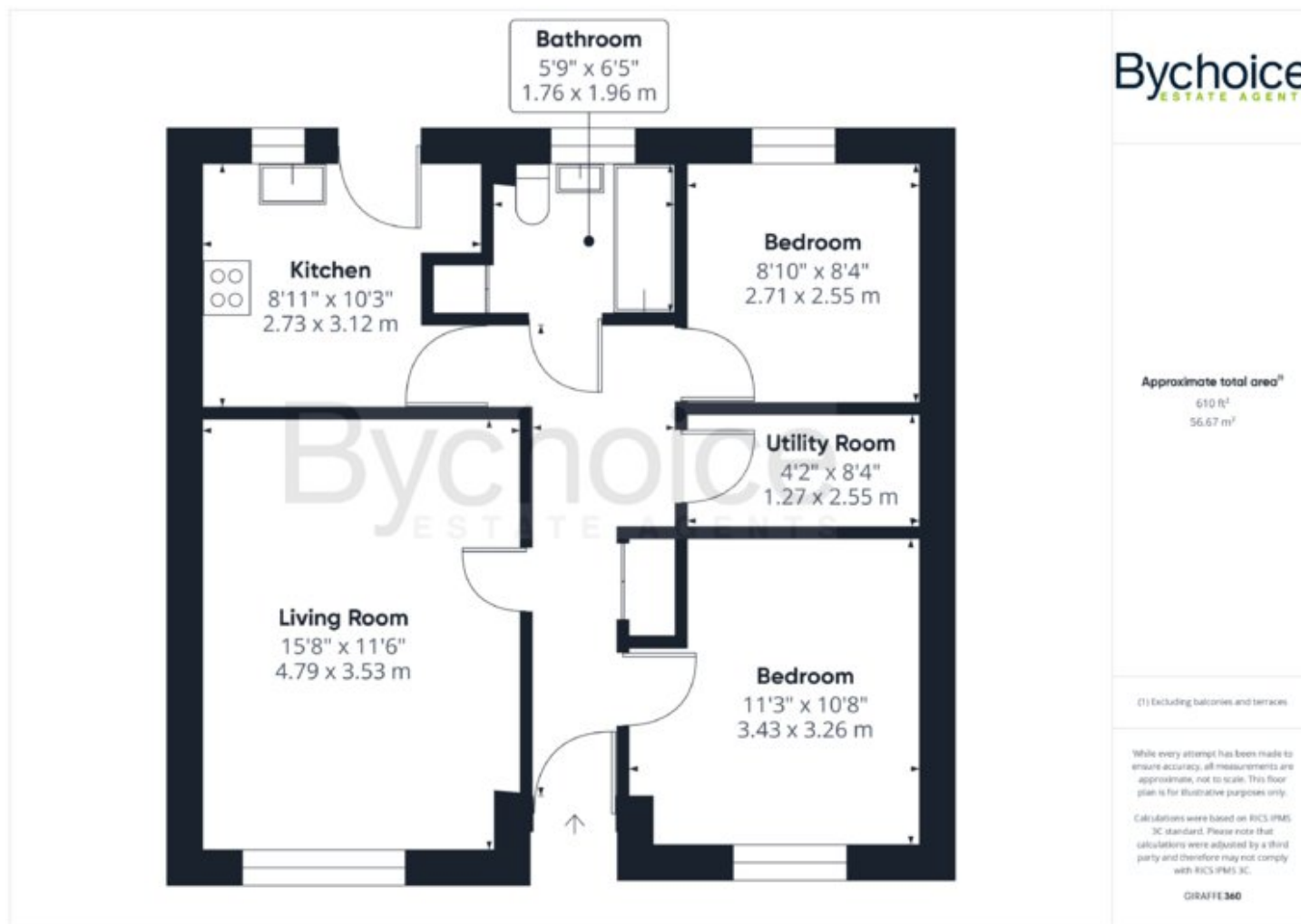
The Location

Clare, a picturesque Suffolk market town, is rich in history and amenities. Its charming streets are lined with historic timber-framed buildings, while Clare Castle and Clare Country Park offer scenic walks and leisure spaces.

The town boasts local shops, cafes, schools, and healthcare facilities, ensuring convenience for residents. For further amenities, Sudbury (7 miles) and Bury St. Edmunds (20 miles) provide additional shopping, dining, and cultural attractions.

Bathroom
5'9" x 6'5"
1.76 x 1.96 m

Kitchen
8'11" x 10'3"
2.73 x 3.12 m

Bedroom
8'10" x 8'4"
2.71 x 2.55 m

Utility Room
4'2" x 8'4"
1.27 x 2.55 m

Living Room
15'8" x 11'6"
4.79 x 3.53 m

Bedroom
11'3" x 10'8"
3.43 x 3.26 m

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Approximate total area
610 ft²
56.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to
ensure accuracy, all measurements are
approximate, not to scale. This floor
plan is for illustrative purposes only.

Calculations were based on RICS IPMS
3C standard. Please note that
calculations were adjusted by a third
party and therefore may not comply
with RICS IPMS 3C.

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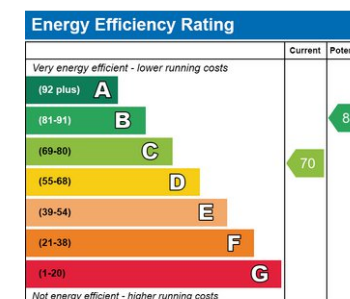Council & Council Tax Band – Band B - West Suffolk Council

Tenure – Freehold

Broadband – Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage – Voice & Data likely with EE, Three, O2 & Vodaphone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

Property Construction – Brick Construction

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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