

# 9 Nunn Square - Guide Price £240,000

Bury St. Edmunds IP32 6SQ

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Estate & Letting Agents



*"Consistently providing outstanding service to our clients"*

## Features

- GREEN VIEW TO THE FRONT
- 3 DOUBLE BEDROOM FAMILY HOME
- FITTED KITCHEN
- FIRST FLOOR BATHROOM AND GROUND FLOOR CLOAKROOM
- OAK DOORS, SKIRTING BOARDS AND ARCHITRAVES
- L SHAPED SITTING/DINING ROOM
- FRONT AND REAR GARDENS
- GARAGE AVAILABLE TO RENT, BY NEGOTIATION WITH HAVEBURY HOUSING
- CALL US NOW TO BOOK YOUR VIEWING



## The Property

Nestled in the charming Nunn Square of Bury St. Edmunds, this delightful terraced house presents an ideal family home. With three well-proportioned bedrooms, it offers ample space for both relaxation and family life. The property boasts a welcoming reception room that is perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this home is its view across a large green, providing a serene backdrop for daily living. The house is equipped with double glazing, ensuring warmth and comfort throughout the year, complemented by efficient gas radiator heating.

The interior showcases elegant oak doors, skirting boards, and architraves, adding a touch of sophistication to the overall aesthetic. The first-floor bathroom is conveniently designed, while a ground floor cloakroom enhances practicality for busy family life.

This home is not just a place to live; it is a sanctuary that combines comfort, style, and convenience in a sought-after location. Whether you are a growing family or looking for a peaceful retreat, this property is sure to meet your needs.

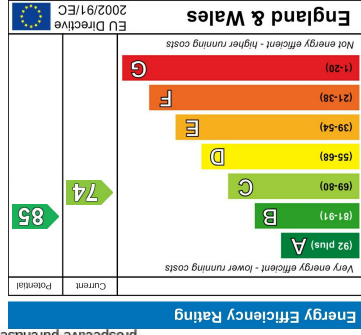
Agents note: The current vendors rent a garage from Havebury and they have confirmed the purchaser of No 9 can continue with this agreement if they would like to - the current rent is £56.33 pcm

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.





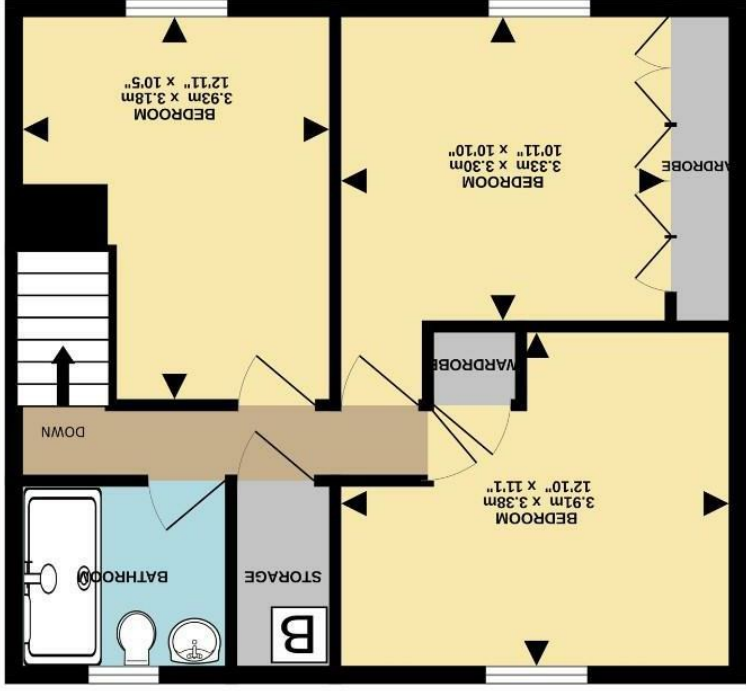
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.



TOTAL FLOOR AREA : 93.8 sq.m. (1010 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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GROUND FLOOR  
47.2 sq.m. (508 sq.ft.) approx.



1ST FLOOR  
46.6 sq.m. (502 sq.ft.) approx.