

Summary

A beautifully presented 15th century stable building, recently converted into a 2 bedroom ground floor apartment in heart of Clare. The property boasts open plan living space, shower room & allocated parking. In walking distance to co-op, doctors surgery and a range of independent local shops and eateries.

Description

Approximate Room Sizes

HALF MOON HOUSE Dating back to the 15th century, Half Moon House and the adjoining stables have recently been converted into bespoke apartments. The property benefits from the use of communal areas with the entrance hall providing space for letterboxes, this leads to a further communal area providing access to the cellar where the property benefits from the use of a storage cupboard. You will also find the electric and water meters for the flats in the cellar. Moving to the communal entrance halls you come to the rear of the building where you will find communal outside areas and the allocated parking spaces for the property/. A stone path leads to the entrance door to the apartment.

ENTRANCE HALL: Entrance door into the entrance hall with space for shoes and hanging coats, door into the sitting room.

KITCHEN/DINER/LIVING ROOM: 14' 6" x 14' 0" (4.44m x 4.27m) With dual aspect windows this light open plan living space boasts a beautiful modern fitted kitchen comprising of stainless steel sink unit with mixer tap and cupboard under, an extensive range of base and wall mounted units with complimentary work surfaces. Fitted oven and grill with electric hob and extractor hood over. Integrated fridge freezer, washer/dryer and dishwasher. Breakfast bar. Carpeted living space. Wall mounted electric radiators.

INNER HALL: Doors to:

BEDROOM ONE: 10' 4" x 10' 4" (3.17m x 3.15m) Wall mounted radiator. Window to front aspect.

BEDROOM TWO: 9' 8" x 6' 7" (2.97m x 2.02m) Wall mounted radiator. Bespoke built wardrobes providing useful storage space. Window to front aspect.

SHOWER ROOM: 10' 4" x 4' 3" (3.17m x 1.32m) White suite comprising low level flush WC, wash hand basin with vanity unit & shower cubical. Wall mounted radiator.

AGENTS NOTE: The property benefits from 2 allocated parking spaces

Lease length - 197 years

Service charge - £650 paid twice annually

Ground Rent - £250 per annum

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Leasehold

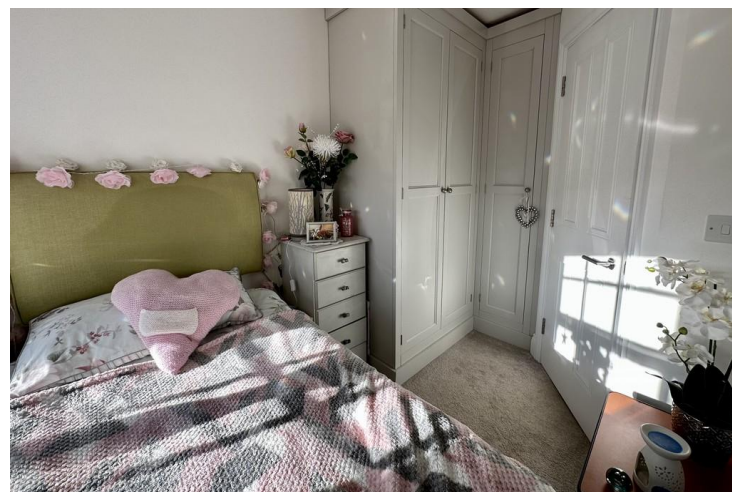
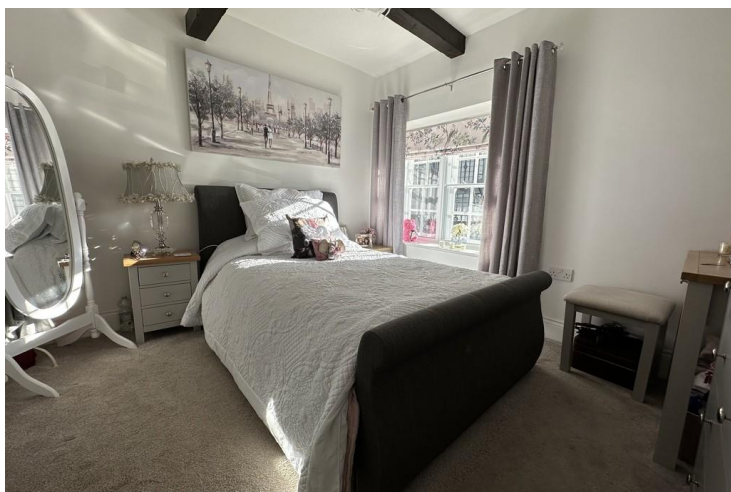
Services – Mains Drainage, Electric Heating, Water

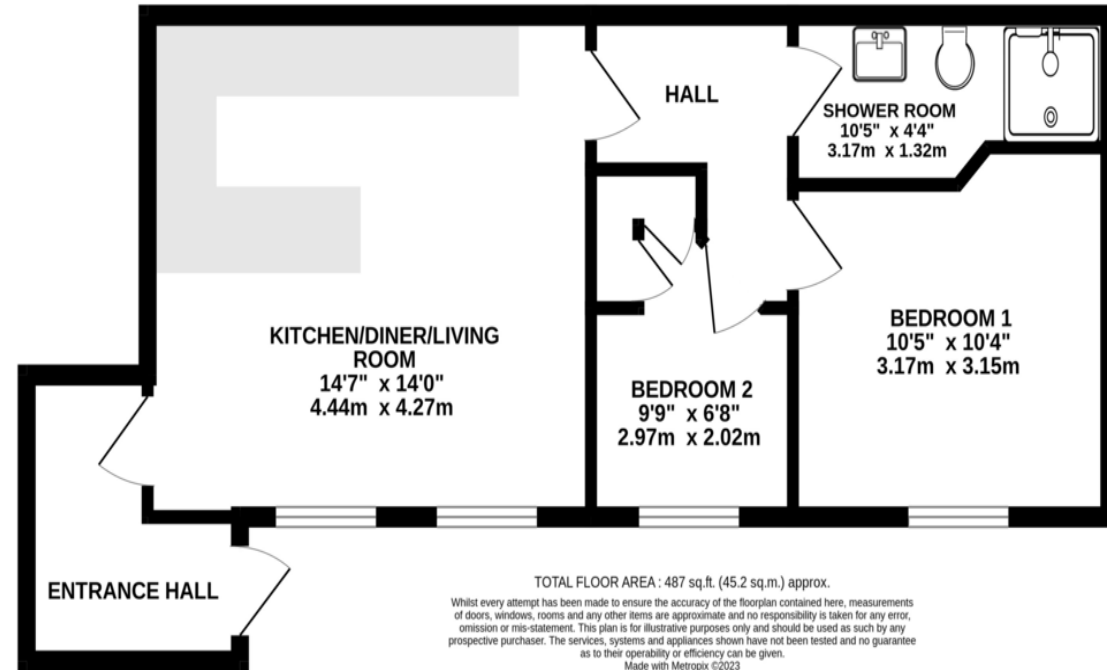
Post Code – CO10 8NY

Viewings by appointment

Bychoice Estate Agents

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If you would like to speak to one of our mortgage advisors call now – 01787 468400



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

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High Street | Clare | CO10 8NY

£225,000

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- Ground Floor Accommodation
- Two Bedrooms
- Open Plan Living Space
- Well Presented Throughout
- Walking Distance to Amenities
- Two Allocated Parking Spaces