

## Summary

A beautiful one bedroom end of terrace cottage located in the highly sought after town of Clare. The property has been renovated and benefits from a south facing rear garden with views over Clare Castle, newly fitted kitchen, sitting room, first floor bathroom and bedroom. Outside the property boasts a studio with ensuite which is ideal for home working or as an art studio. NO ONWARD CHAIN.

## Description

Approximate Room Sizes

### **LOUNGE 10' 10" x 11' 6" (3.3m x 3.51m)**

Window and door to front aspect. Opening into the kitchen.

### **KITCHEN 10' 2" x 6' 6" (3.1m x 1.98m)**

Modern fitted kitchen with matching wall and base level units with work surfaces and tiled splash backs over, inset stainless steel sink with mixer tap over and drainer to side, integrated electric oven with hob and extractor fan over. Space for fridge/freezer under stairs. Door to rear garden, stairs ascending to first floor landing.

**LANDING** Doors off to bedrooms and bathroom.

### **BEDROOM 10' 10" x 10' 5" (3.3m x 3.18m)**

Window to front aspect, doors to built in wardrobe.

**BATHROOM** Window to rear aspect, paneled bath with taps and wall mounted shower over, close coupled w/c, wash hand basin with taps over, chrome heated towel rail radiator.

**OUTSIDE** The rear garden commences with a timber decking area stepping down to a path which leads to the remainder of the garden and the studio. The garden is landscaped with a brick paved patio area and path leading to the rear with flower beds to its side.

**STUDIO** A brick built studio with doors to the side and front. Wall mounted gas boiler provides heating and hot water to the property. Door to w/c.

**AGENTS NOTE** As is typical with properties of this age and location there is a right of way through the garden and neighboring gardens for this property and one other to enjoy access to the front of the property without walking through the house.

## Additional Information

Local Authority – West Suffolk Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

Post Code – CO10 8NJ

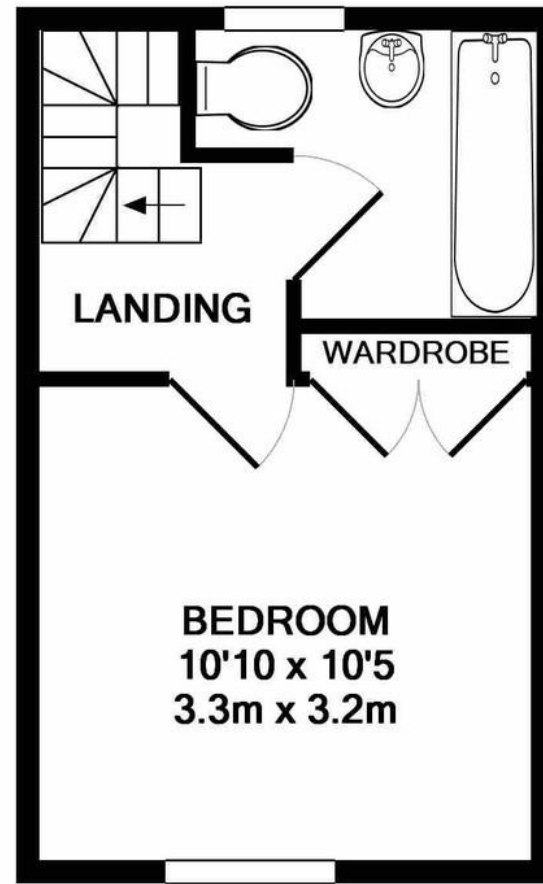
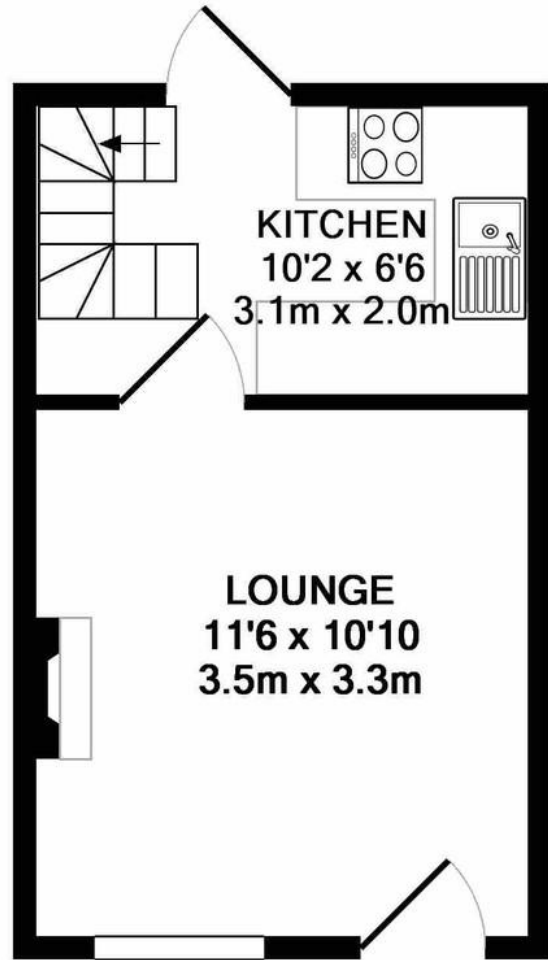
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**Contact Details**  
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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

## Station Road | Clare | CO10 8NJ

£200,000

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- One Bedroom Cottage
- Recently Modernised
- South Facing Rear Garden
- Garden Studio
- Newly Fitted Kitchen
- Sitting Room
- First Floor Bathroom