

Summary

This versatile property offers 2/3 bedrooms, modern kitchen, and a cosy sitting room with a stove. Versatile dining room or third bedroom. Shower room. Garage & parking. A private rear garden and easy access to Clare Town Centre. Nestled in the sought-after Heights Development.

Description

Approximate Room Sizes

PORCH Door into porch, windows to side and rear, door into entrance hall.

ENTRANCE HALL Doors off to, sitting room, bedrooms, shower room and cupboard. Opening archways into kitchen/breakfast room and dining room.

SITTING ROOM 17' 6" x 11' 2" (5.33m x 3.4m) Window to front aspect, modern wood burning stove.

KITCHEN/BREAKFAST ROOM 12' 3" x 10' 6" (3.73m x 3.2m) Window to front aspect, modern fitted kitchen with matching wall and base level units with work surfaces over, inset sink with drainer to side and mixer tap over, inset hob with extractor over, integrated chest level double oven, space and plumbing for washing machine & dishwasher, space for washing machine. Door to cupboard.

BEDROOM 1 12' 4" x 11' 3" (3.76m x 3.43m) Window to rear aspect overlooking the garden.

BEDROOM 2 / DINING ROOM 12' 3" x 8' 8" (3.73m x 2.64m) Patio doors to rear onto the patio area overlooking the garden. Currently used as a dining room this room could easily be used as a third bedroom.

BEDROOM 3 9' 2" x 7' 2" (2.79m x 2.18m) Window to side aspect.

SHOWER ROOM 7' 8" x 5' 4" (2.34m x 1.63m) Window to side aspect, corner shower unit, concealed w/c, wash hand basin.

OUTSIDE The front of the property is laid to lawn with a driveway to the side providing ample off road parking and vehicular access to the garage.

The rear garden commences with a paved patio area with a veranda over. The remainder is laid to lawn with mature flower beds interspersing. Garden room to the rear corner. Enclosed by wood panel fencing. Service door to garage.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – D

Tenure – Freehold

Services – Mains drainage, gas central heating, water & electric

Post Code – CO10 8QJ

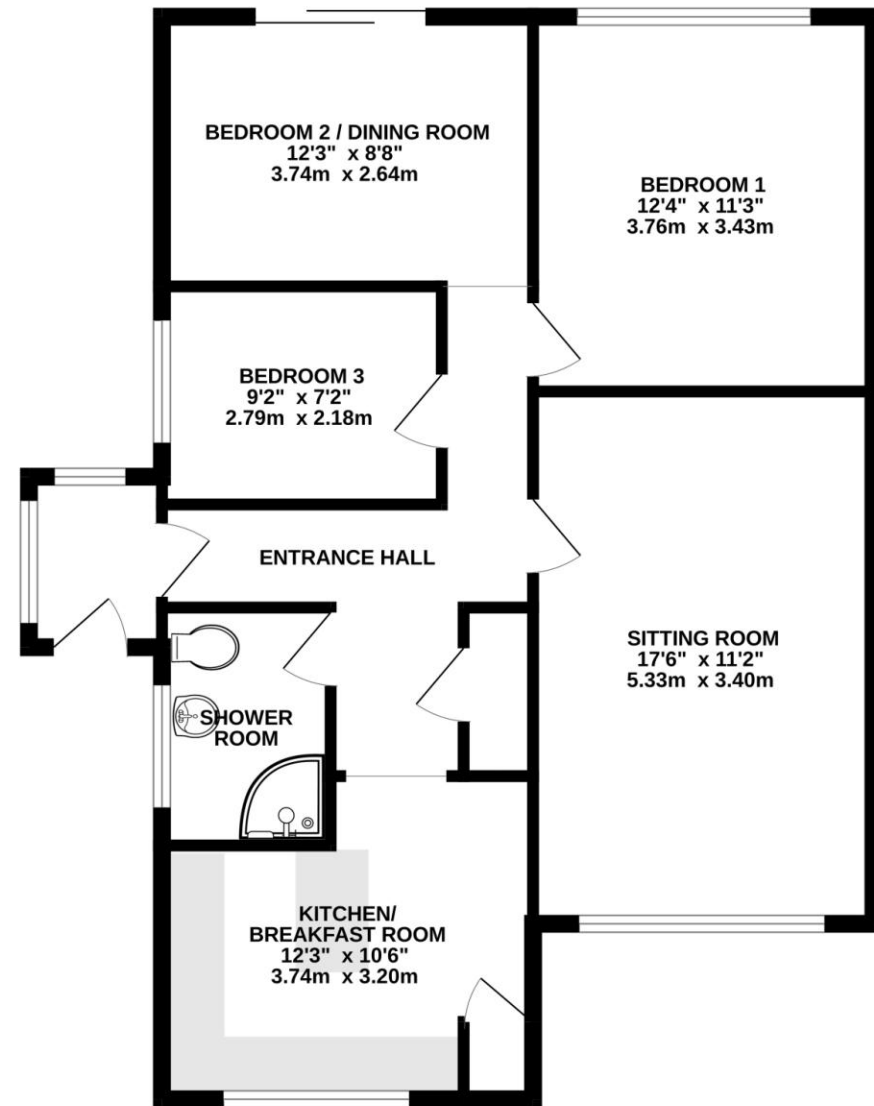
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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. Made with Metropix ©2023



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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 are 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

Hertford Road | Clare | CO10 8QJ

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Offers Over £375,000

- Two/Three Bedrooms
- Versatile Living Accommodation
- Modern Fitted Kitchen
- Sitting Room With Stove
- Dining Room/Bedroom
- Shower Room
- Garage & Parking