



**Wisteria Cottage**  
High Street, Clare

**DAVID  
BURR**



# Wisteria Cottage, 2 High Street, Clare, Sudbury, Suffolk CO10 8NY

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent St. Peter and St. Paul Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

A charming one bedroom modern cottage situated within the heart of this well served and sought after market town within a short walk of the town's main amenities and Clare Country Park. The property enjoys the use of a communal garden area.

## A charming one bedroom modern cottage situated within a short walk of the town's main amenities.

Entrance into:

**SITTING ROOM** An open-plan sitting room area with staircase leading to the first floor, sash window to the front, shutters, breakfast bar and an opening leads through to:

**KITCHEN** Fitted with a range of wall and base units under worktop. Integrated appliances include fridge/freezer, slimline dishwasher and washer drier, electric cooker and four ring hob.

A staircase leads to:

**BEDROOM** A spacious double bedroom with built-in wardrobes, sliding sash window to the front and door leading to an **En-Suite** comprising tiled shower cubicle, vanity sink unit, WC and heated towel rail.

**TENURE:** Leasehold.

**SERVICE CHARGES:** Ground rent £200.00 per annum.  
Service charge: £962.00 per annum.

**SERVICES:** Main drains and electricity.

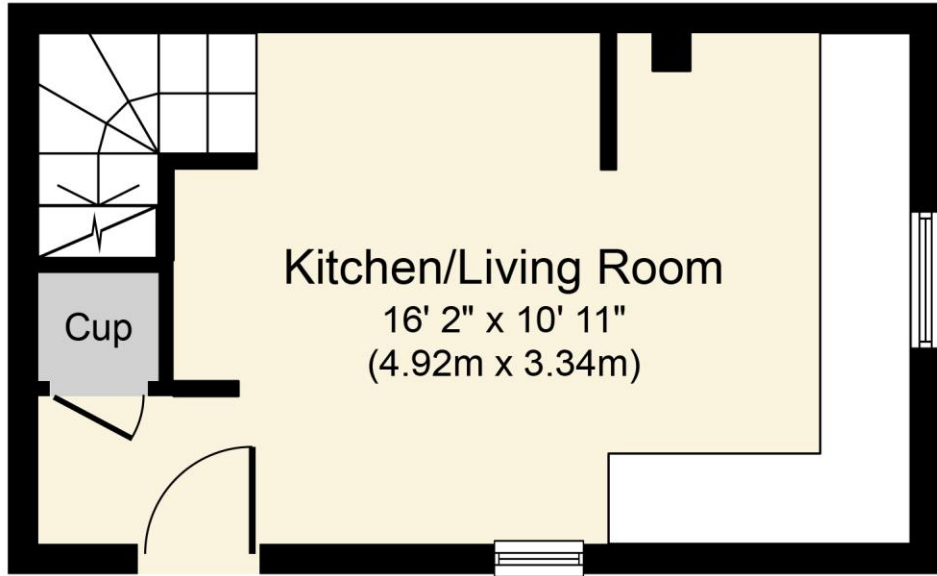
**NOTE:** None of the services have been tested by the agent. The photographs in this brochure are for representation purposes only.

**LOCAL AUTHORITY:** West Suffolk Council.  
Council Tax Band: A. £1,329.80 per annum.

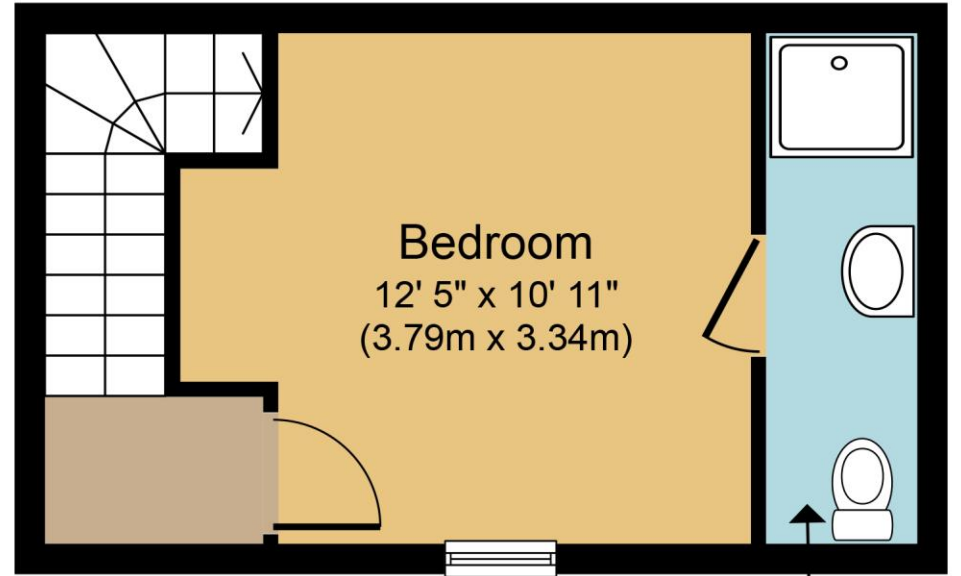
**EPC RATING:** D.

**VIEWING:** Strictly by appointment through David Burr – 01787 277811.

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**Flat 5 (Ground Floor)**  
**Approximate Floor Area**  
 215 sq. ft.  
 (20.0 sq. m.)



**Flat 5 (First Floor)**  
**Approximate Floor Area**  
 215 sq. ft.  
 (20.0 sq. m.)

**En-suite**  
 10' 11" x 3' 2"  
 (3.32m x 0.97m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



