



**15 Bridewell Street
Clare, Suffolk**

**DAVID
BURR**

15 Bridewell Street, Clare, Sudbury, Suffolk CO10 8QD

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 Grade II listed two bedroom character cottage situated within walking distance of the town's main amenities enjoying front and rear gardens and having been extensively renovated in recent years.

A charming Grade II listed two bedroom character cottage situated within walking distance of the town's amenities.

Entrance into:

KITCHEN With exposed beams and brickwork, extensive range of wall and base units under solid worktop with double Butler sink inset. Integrated appliances include a Bosch electric oven and a four ring hob, whilst there is space for an under counter fridge, washing machine and slimline dishwasher with pantry storage and breakfast bar. Tiled flooring and doors leading to:

SITTING ROOM A charming room with exposed beams, outlook to the front aspect.

REAR HALL With staircase leading to the first floor and opening through to the:

GARDEN ROOM With plenty of space for a dining table and chairs. Door leading to the rear and views over the garden.

BATHROOM Stylishly fitted with a panelled bath with shower over, vanity sink unit, WC and extensively tiled walls and floor.

First Floor

LANDING With rooms off:

BEDROOM 1 A spacious double bedroom with built-in wardrobes, storage and outlook to the rear.

BEDROOM 2 With eaves storage and outlook to the front.

Outside

The property is approached via a charming walled front garden with an area of traditional lawn with mature flower and hedge borders with pathway leading to the front door. The rear garden enjoys a paved dining terrace, several raised beds set adjacent an area of traditional lawn and as is not uncommon with a property of this nature the property enjoys a right of access over neighbouring properties.

15 Bridewell Street, Clare, Sudbury, Suffolk CO10 8QD

TENURE: Freehold.

SERVICES: NOTE: None of the services have been tested by the agent.

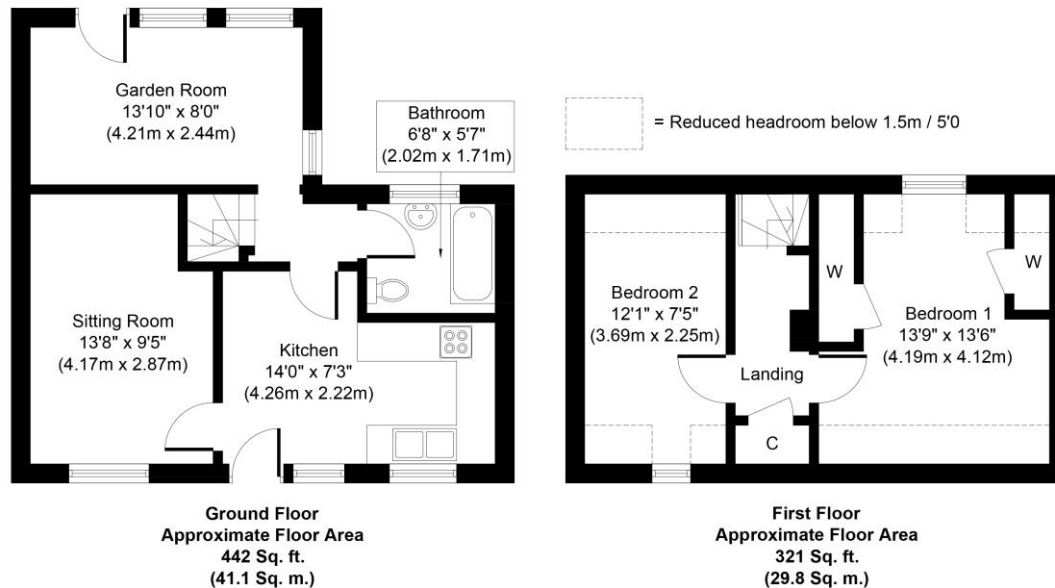
LOCAL AUTHORITY: West Suffolk Council. Council Tax Band:C.
£1,852.83 per annum.

EPC RATING: N/A.

WHAT THREE WORDS DIRECTIONS: included, weary, ulterior.

VIEWING: Strictly by prior appointment through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Copyright V360 Ltd 2023 | www.houseviz.com

