



P
Mon - Sat
9 am - 5 pm
1 hour
No return
within 2 hours

DAVID
BURR

10a High Street
Clare, Suffolk

10a 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.

This unique first floor apartment is situated in the heart of Clare just a short walk from local amenities. The property offers tastefully presented living accommodation including an open-plan kitchen/living area and two double bedrooms with the added benefit of a private parking space and enclosed courtyard garden.

A unique first floor apartment with off-road parking and enclosed courtyard garden.

Entrance into:

ENTRANCE LOBBY A communal area shared with the ground floor apartment with stairs rising to the first floor with a useful landing providing storage.

OPEN-PLAN SITTING/KITCHEN/BREAKFAST ROOM A lovely light room featuring a spacious sitting room leading through to the kitchen/breakfast room which is extensively fitted with a range of units under worktops with a stainless steel sink and drainer inset. Integrated appliances include a fridge/freezer, dishwasher and washer drier with an electric oven and four ring hob.

INNER LOBBY leads to:

BEDROOM 1 A double room with fitted wardrobe.

BEDROOM 2 Another double bedroom with storage cupboard and fitted wardrobe.

BATHROOM Tastefully fitted with a white WC, wash basin, panelled bath with shower over, heated towel rail and storage cupboards.

Outside

The property sits in a prominent location on the High Street just a stone's throw from a range of amenities. There is a private parking space to the front with gated access leading to the rear enclosed courtyard which is paved for ease of maintenance enjoying a south-westerly aspect.

TENURE: Leasehold – 199 years from June 2006.

SERVICES: Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: B. £1,621.22 per annum.

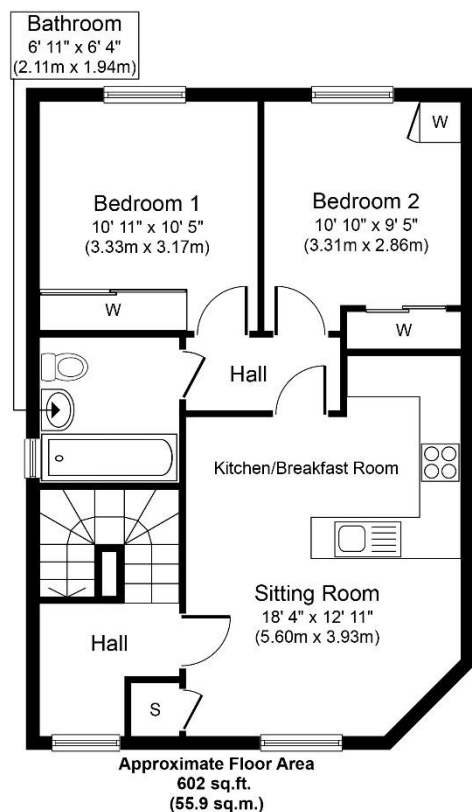
EPC RATING: C.

WHAT THREE WORDS DIRECTIONS: perused, birthdays, entitle.

VIEWING: Strictly by prior appointment through DAVID BARR

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