

DAVID
BURR



LAVENDER COTTAGE, 39 NETHERGATE STREET, CLARE, SUFFOLK

A charming Grade II Listed 2 bedroom cottage situated in the heart of Clare benefitting from a stylish kitchen, bathroom and walled courtyard garden. The property has been a successful holiday let for a number of years.

Guide £259,995

Lavender Cottage, 39 Nethergate Street, Clare, Sudbury, Suffolk CO10 8NP

Entrance into:

SITTING ROOM A charming room with exposed beams, laminate flooring, gas log effect fire and staircase to the first floor.

KITCHEN Stylishly fitted with a range of wall and base units under worktops with sink inset. Integrated appliances include an electric oven and 4 ring hob with extractor over, Zanussi washing machine and space for a fridge/freezer. Original quarry tiled flooring, recessed storage area and a door to the garden.

FIRST FLOOR

LANDING With access to the loft and doors to:

BEDROOM 1 A light double aspect room with fitted wardrobe and exposed beams.

BEDROOM 2 With outlook to the rear and exposed beams.

BATHROOM Stylishly fitted with tiled shower cubicle, WC, vanity sink unit with cupboard under, heated towel rail and extensively tiled walls and vinyl flooring.

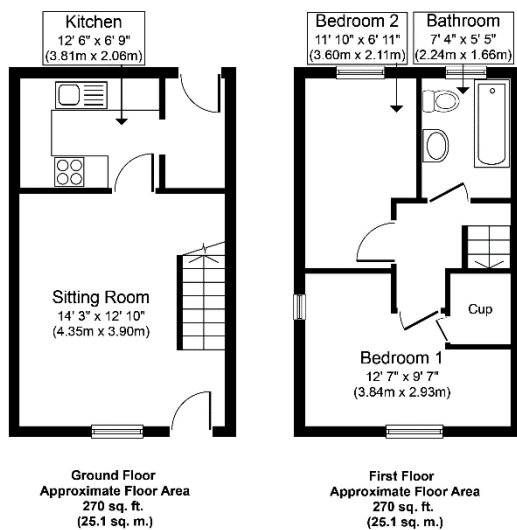
OUTSIDE

A part paved and walled, sheltered courtyard garden. A gate provides access back onto Nethergate Street.

Agent's Note: As is not uncommon with properties of this ilk the neighbouring property has a right of way over 39s garden. The vendors have been successfully letting the property as a holiday let for the past few years, having enjoyed an occupancy rate of 70%.

Location

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 Church. 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.



Whilst every effort 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 plan is for illustration 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.
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Viewing strictly by appointment with David Burr.

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- Bury St Edmunds (01284) 725525
- Linton & Villages (01440) 784346
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Additional information:

Services: Mains drains, electricity and gas-fired heating. None of the services have been tested by the agent.
Local Authority: West Suffolk Council. Council Tax Band: B.
£1,621.22 per annum.
Tenure: Freehold.
EPC Rating: N/A.
Viewing: Strictly by appointment through David Burr
01787 277811.

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