

Description

Approximate Room Sizes

THE PROPERTY Welcome to this charming property, where you'll find a welcoming entrance leading into an airy open-plan sitting room, featuring a stylish staircase leading to the first floor. Natural light floods through the sash window adorned with shutters. You will also find a convenient breakfast bar, seamlessly connected to the kitchen. The kitchen is equipped with modern wall and base units beneath a sleek worktop. Integrated appliances include a fridge/freezer, slimline dishwasher, washer dryer, electric cooker, and four-ring hob, ensuring both functionality and elegance.

Ascend the staircase to discover a generously sized double bedroom, complete with built-in wardrobes for ample storage. Enjoy the view through the sliding sash window overlooking the front. This bedroom also features an En-Suite, comprising a tiled shower cubicle, vanity sink unit, WC, and a heated towel rail, offering convenience and comfort.

Additionally, the property benefits from the usage of a beautiful courtyard garden to the front, adding a touch of tranquility and charm to your living space.

THE LOCATION Clare, located in Suffolk, is a charming market town with a rich history and an abundance of amenities that caters well for residents. Nestled in the picturesque Suffolk countryside, Clare offers a serene and peaceful environment, making it a desirable place to live.

One of the town's standout features is its well-preserved historic character. Clare boasts a wealth of timber-framed buildings dating back centuries, giving it a distinctive and timeless atmosphere. The town is also home to Clare Castle, a Norman motte-and-bailey castle that adds to its historical allure.

In terms of amenities, Clare provides a range of local shops, boutiques, and cafes that line its picturesque streets. You'll find everything from antique shops to artisanal bakeries, making it a delightful place for shopping and indulging in local treats. The town also offers schools and healthcare facilities, ensuring residents have access to essential services right within their community.

Clare's welcoming community spirit is further complemented by its green spaces and recreational opportunities. Clare Country Park is a beautiful place to unwind, offering walking trails, a play

area, and picnicking spots along the River Stour. This natural oasis is a popular destination for families and nature enthusiasts alike.

For those seeking larger town amenities, Clare is conveniently located within a short drive of larger Suffolk towns. Sudbury, known for its market, historic architecture, and a variety of shops and restaurants, is approximately 7 miles away. Bury St. Edmunds, a market town renowned for its cultural attractions and shopping, is around 20 miles from Clare. These towns provide additional shopping, healthcare, and leisure options to complement Clare's more intimate offerings.

AGENTS NOTE

Lease Length - 194 years remaining

Service Charge - £962.00

Ground Rent - £200.00

AUCTIONEER'S COMMENTS This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Additional Information

Local Authority – West Suffolk Council

Council Tax Band – A

Tenure – Leasehold

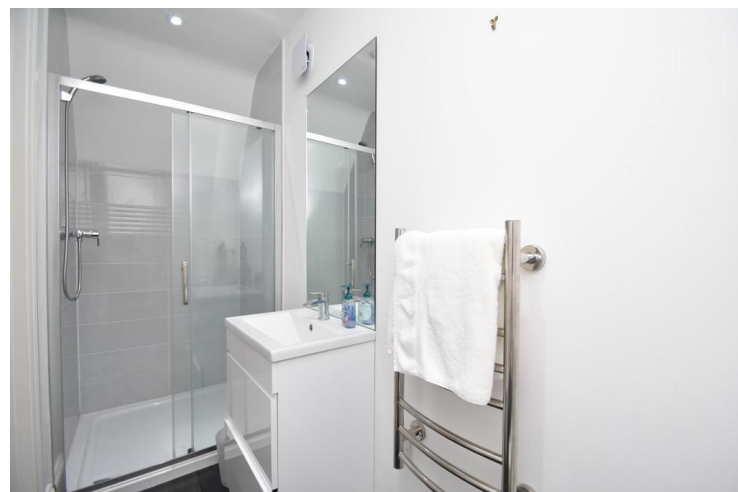
Services – Electric Heating, Electric, Water & Mains Drainage

Post Code – CO10 8NY

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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)



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

We 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 misstatement. 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.
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If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	77 C
39-54	E		
21-38	F		
1-20	G		

Contact Details

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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

Half Moon House | 2 High Street | CO10 8NY

Starting Bid £140,000

A beautiful cottage located in the heart of Clare town centre. The property boasts an open plan layout on the ground floor with a sitting/dining area off of the modern kitchen. On the first floor you will find the bedroom and ensuite. The property benefits from the use of a communal garden.

- One Bedroom Cottage
- Open Plan Living
- Modern Fitted Kitchen
- Ensuite To Bedroom
- Communal Gardens
- Town Centre Location
- Short Walk To Amenities