



**36 Westfield
Clare, Suffolk**

**DAVID
BURR**

36 Westfield, Clare, Sudbury, Suffolk CO10 8NU

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.

A two bedroom semi-detached bungalow located on the edge of this residential cul-de-sac, enjoying a generous corner plot, in need of some cosmetic improvement works.

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Entrance via porch into:

ENTRANCE HALLWAY: With airing cupboard and rooms off:

SITTING/DINING ROOM: A generous room with plenty of space for dining table and chairs to the rear and seating area to the front, of dual aspect with views across the greensward and rear gardens.

KITCHEN: Fitted with a range of wall and base units under worktop with stainless steel sink inset. Space for an electric cooker, fridge/freezer and washing machine. Door leading through to the rear.

SHOWER ROOM With tiled shower cubicle, pedestal sink unit, WC and extensively tiled walls.

MASTER BEDROOM: A spacious double bedroom with built-in wardrobe and outlook to the front over a greensward.

BEDROOM 2: A spacious double bedroom with outlook to the rear gardens.

Outside

The property enjoys a generous corner plot with gardens wrapping around three sides with an outbuilding directly to the rear. Plenty of space for greenhouses and sheds and with the benefit of not being overlooked.

SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St. Edmunds, Suffolk IP33 3YU. Telephone Number: 01284 763233.

COUNCIL TAX BAND: B. £1,698.81 per annum for the period 2024/2025.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload. **Phone Signal:** Yes. Provider: EE, O2, Three and Vodafone.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

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FLYING FREEHOLD: N/A.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

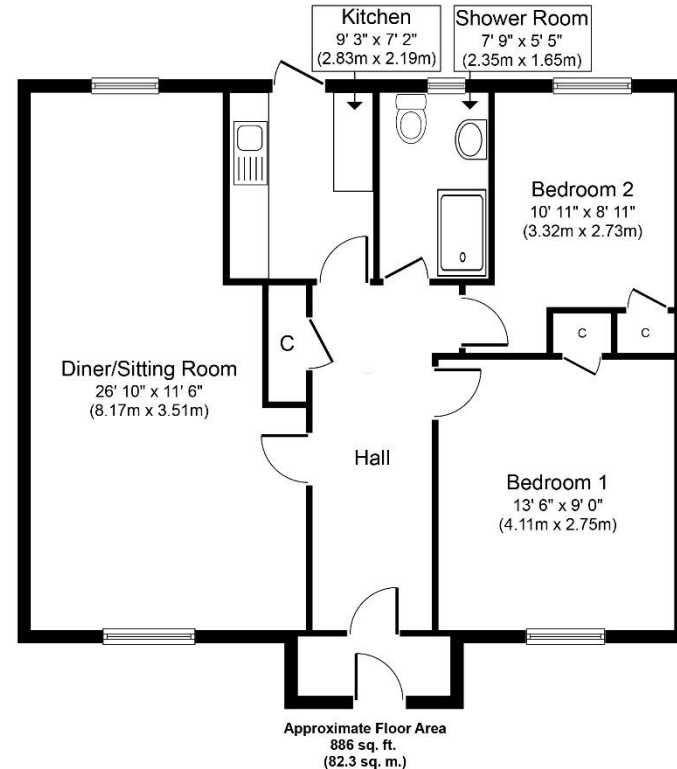
FLOOD RISK: N/A.

COALFIELD OR MINING AREA: N/A.

ACCESSABILITY ADAPTIONS: None known.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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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.
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