



**18 The Granary
Clare, Suffolk**

**DAVID
BURR**

18 The Granary, Clare, Sudbury, Suffolk CO10 8LL

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 spacious and well presented three bedroom detached house situated on this popular development within walking distance of the town's amenities. The property enjoys off-road parking, garage and generous rear gardens with a south westerly aspect. One well behaved dog acceptable. Available from mid May.

A spacious and well presented three bedroom detached house situated within walking distance of the amenities with off-road parking, garage and south westerly facing gardens.

Entrance into:

HALLWAY: A spacious hallway with staircase to the first floor and rooms off:

SITTING ROOM: A generous reception room with outlook to the front and sliding doors to the rear.

BREAKFAST ROOM: With plenty of space for a dining table and chairs and opening through to the:

KITCHEN: Recently re-fitted with a range of wall and base units under worktop with ceramic sink inset. Integrated appliances include a range style cooker, dishwasher and fridge. Whilst there is space and plumbing for a washing machine and tumble dryer in the **Utility Room** located adjacent with door leading to the garden.

CLOAKROOM: With WC and wash hand basin.

First Floor

LANDING: With airing cupboard, access to the roof and rooms off.

BEDROOM 1: A spacious double bedroom with a pair of double built-in wardrobes.

EN-SUITE: Comprising a tiled shower cubicle, vanity sink unit and WC.

BEDROOM 2: Another spacious double bedroom with fitted cupboard and outlook to the front.

BEDROOM 3: With fitted cupboard and outlook to the rear.

BATHROOM: Comprising a panelled bath with shower attachment over, vanity sink unit, WC and extensively tiled walls and flooring.

Outside

The property enjoys charming front and rear gardens with a particular highlight being the south westerly facing rear garden with an extensively paved dining terrace set adjacent an area of traditional lawn with mature trees and flower beds.

TENURE: To Let.

TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 week's security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

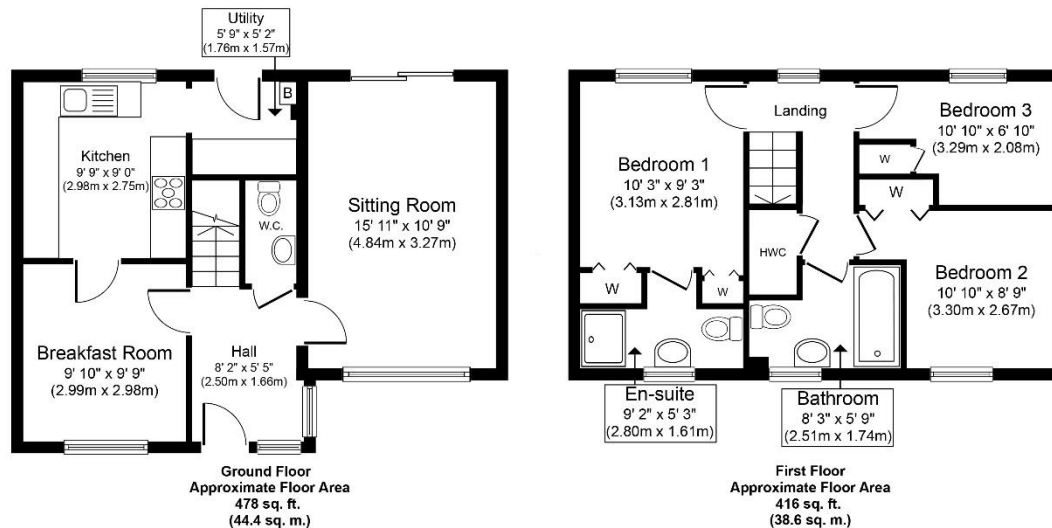
SERVICES: Main drain, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

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LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St. Edmunds, Suffolk IP33 3YU. Council Tax Band: D. £2,184.19. per annum.

EPC RATING: D.

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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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