



**20 Common Street  
Clare, Suffolk**

**DAVID  
BURR**



# 20 Common Street, Clare, Sudbury, Suffolk CO10 8QB

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.

A spacious and well presented extended two bedroom semi-detached bungalow situated in a quiet no-through road backing onto Clare Common within walking distance of Clare's amenities. The property enjoys off-road parking, garage and landscaped rear gardens.

## A spacious and well presented extended two bedroom semi-detached bungalow benefitting from off-road parking, garage and landscaped rear gardens.

Entrance into:

**HALLWAY:** With storage cupboards and access to roof space and rooms off:

**SITTING ROOM:** A spacious and light reception room with electric feature fireplace set upon a marble hearth with outlook to the front.

**KITCHEN:** Extensively fitted with a range of wall and base units under worktop with stainless steel sink inset. Space for electric cooker and fridge/freezer. Outlook to the rear and opening through to the:

**BREAKFAST ROOM:** A more recent addition to the property with plenty of space for dining table and chairs. French doors lead to the terrace.

**UTILITY ROOM:** A useful storage space with space and plumbing for a washing machine/tumble dryer.

**BEDROOM 1:** A double room with outlook to the front.

**BEDROOM 2:** Another double room with outlook to the rear.

**SHOWER ROOM:** Comprising WC, pedestal sink unit, walk-in shower cubicle and extensively tiled walls.

### Outside

The property is approached via a block paved driveway providing an off-road parking space, in turn leading to the **GARAGE** with and power connected. The front gardens are of low maintenance and a gated access leads through to the rear of the property where an extensively paved dining terrace is situated adjacent an area of traditional lawn with a range of mature flower beds and shrubbery interspersed and a stepped rockery/flower bed area at the foot of the garden.

**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 TBC. A copy of the energy performance certificate is available on request.

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

**COUNCIL TAX BAND:** C. £1,941.50 per annum.

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**TENURE:** Freehold.

**CONSTRUCTION TYPE:** Brick and block.

**COMMUNICATION SERVICES (source Ofcom):**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

**Phone Signal:** Yes. Provider: Coverage is limited, but likely with O2.

**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/>.

**SUBSIDENCE HISTORY:** None known.

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

**PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:** None known.

**ASBESTOS/CLADDING:** None known.

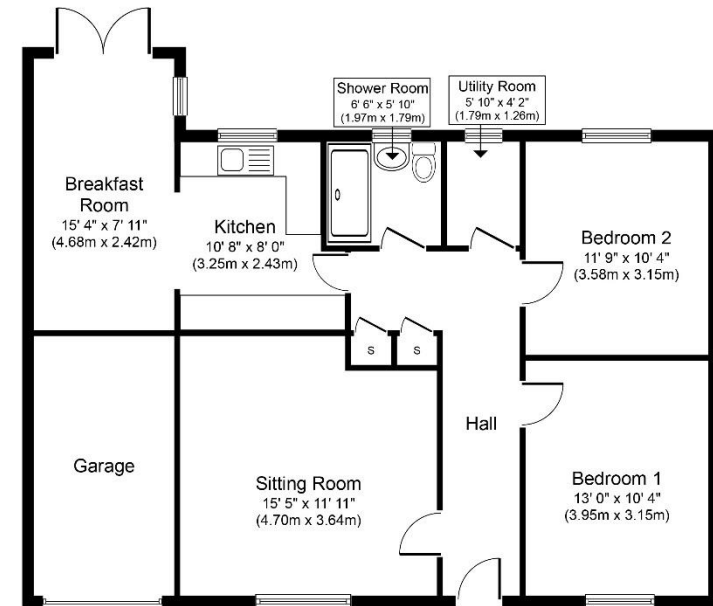
**RESTRICTIONS ON USE OR COVENANTS:** None known.

**FLOOD RISK:** None.

**ACCESSABILITY ADAPTIONS:** None.

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Approximate Floor Area  
1,018 sq. ft.  
(94.6 sq. m.)

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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