

DAVID
BURR



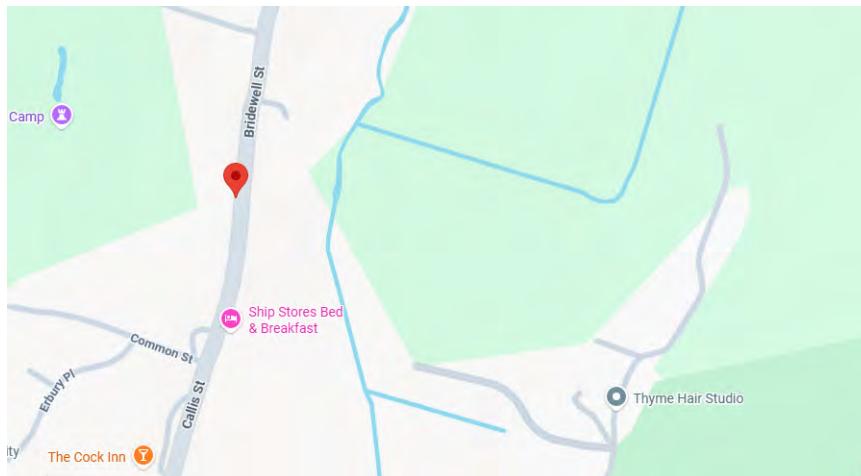
17 Bridewell Street

Clare, Suffolk

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Clare, Sudbury, Suffolk CO10 8QD

A charming two bedroom period cottage situated within walking distance of the town's amenities, enjoying generous gardens backing onto Clare Common with exceptional countryside views.



- A charming two bedroom period cottage
- Within walking distance of the town's amenities
- Period features including exposed beams and red brick fireplace
- Generous gardens backing onto Clare Common
- Exceptional countryside views

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Telephone 01787 277811
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INTERIOR

ENTRANCE via an enclosed porchway with tiled flooring into a SITTING ROOM featuring a range of original features including exposed beams and a red brick fireplace with multi-fuel burning stove set within with storage into the recesses, plenty of space for a sofa and dining table and triple glazed windows with outlook to the front. Exposed studwork opens to the KITCHEN comprehensively fitted with a range of wall and base units under solid worktop with Butler sink inset. Integrated appliances include a fridge/freezer, NEFF oven and five ring gas hob, partly-tiled walls and tiled flooring. Understair storage cupboard with space for tumble dryer and stable door leading out, with large triple glazed windows offering views across the gardens.

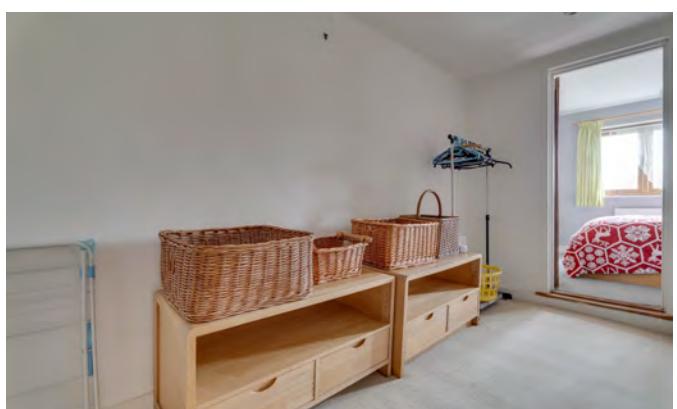
FIRST FLOOR

LANDING a generous landing with storage cupboard provides access to BEDROOM 2 a generous bedroom with triple glazed window with outlook to the front and exposed wooden flooring. BEDROOM 1 is accessed via DRESSING ROOM with plenty of storage and the potential to build-in wardrobes with a door leading through to a double bedroom with triple glazed window with outlook to the rear across the gardens and Clare Common beyond. SHOWER ROOM comprising a tiled shower cubicle, vanity sink unit, WC, heated towel rail and flooring.

EXTERIOR

The property enjoys a generous rear garden with a paved dining terrace set adjacent an area of traditional lawn with mature raised beds to the rear, flower beds and a pathway leading to the garden shed. With views across Clare Common beyond.

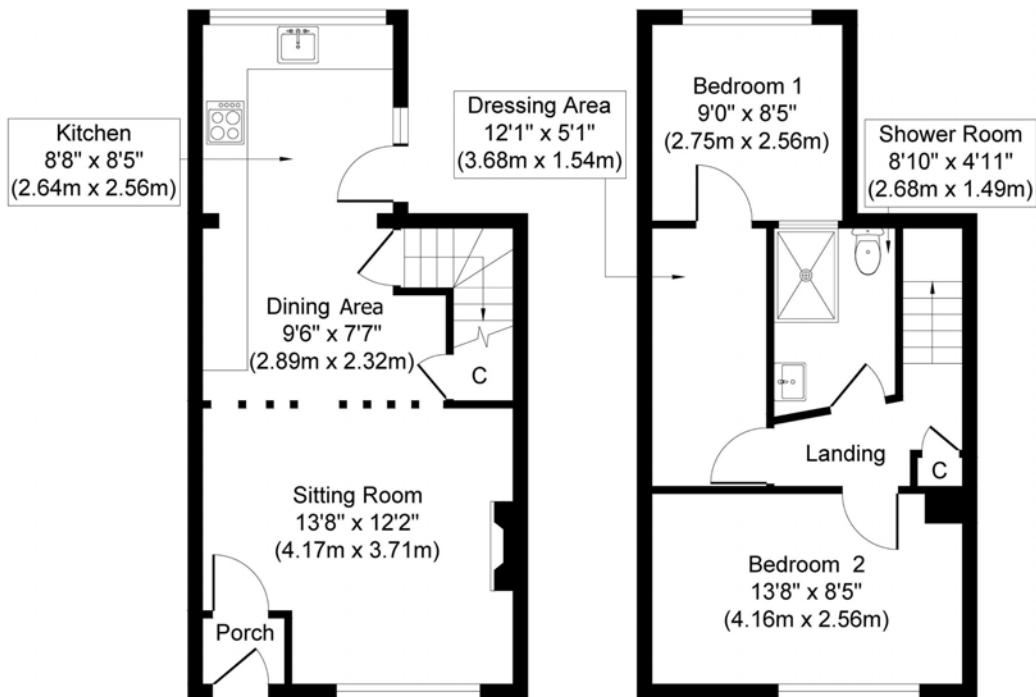
AGENT'S NOTE: As is not uncommon with properties of this nature, the property enjoys a Right of Way over the neighbouring property for bin. Parking is available on-road with few parking restrictions.



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Floorplan



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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Clare, Suffolk

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.



Material Information

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

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

COUNCIL TAX BAND: B. £1,586.67 per annum.

PROPERTY POSTCODE: CO10 8QD.

EPC: Band C.

TENURE: Freehold.

CONSTRUCTION TYPE: Timber frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

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 telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY 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



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