

DAVID
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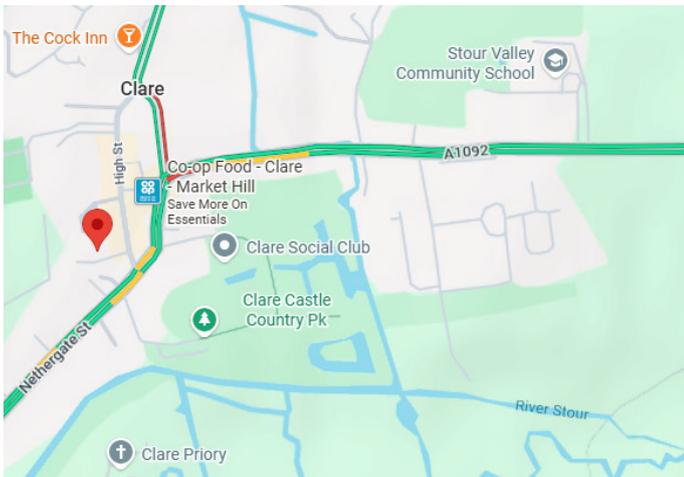
Tailors' Cottage

Clare, Suffolk

Tailors' Cottage

Pashlers Alley, Clare, Sudbury, Suffolk CO10 8NF

A charming two bedroom cottage situated in the heart of Clare with courtyard garden. The property would make an excellent rental, Air B&B, or residential home.



- Charming period two bedroom cottage
- Courtyard garden
- Situated in the heart of Clare
- Excellent rental/Air B&B potential

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INTERIOR

Entrance into SITTING ROOM with oak effect flooring, fireplace with electric stove, fitted shelving built into the chimney recess and door leading to the courtyard. A staircase leads to the first floor. Door to KITCHEN/BREAKFAST ROOM a charming kitchen comprising a range of wall and base units under worktop with stainless steel sink inset. Integrated appliances include an electric oven and four ring induction hob with extractor over, undercounter fridge and freezer, whilst there is space for a washing machine. Plenty of space for a breakfast table and chairs, tiled flooring and understairs storage cupboard.



FIRST FLOOR

LANDING with access to the roof space. BEDROOM 1 a generous master bedroom with a generous pitched ceiling built-in storage and dual aspect views to the front and rear. BEDROOM 2 with further built-in storage and outlook to the rear. BATHROOM with panelled bath with shower over, WC, pedestal sink unit, part-tiled walls and floor.



EXTERIOR

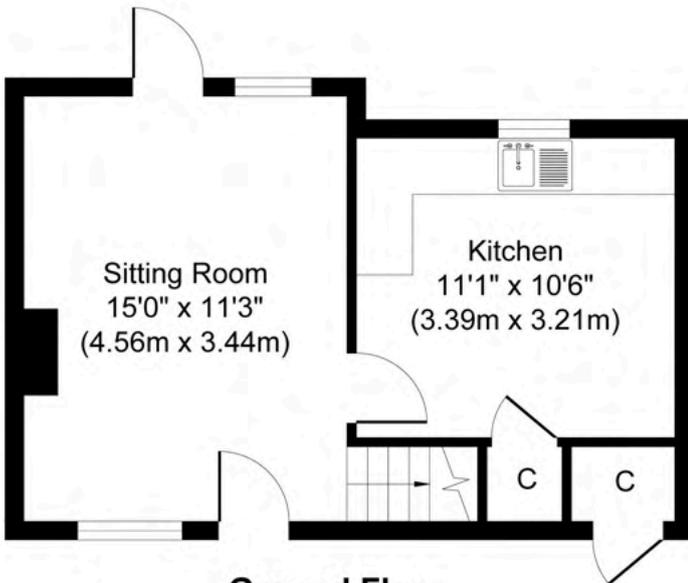
To the rear, the property enjoys a courtyard garden comprising a block paved terrace and a raised flower bed area. To the front the property enjoys a storage cupboard, currently utilised for bin storage.



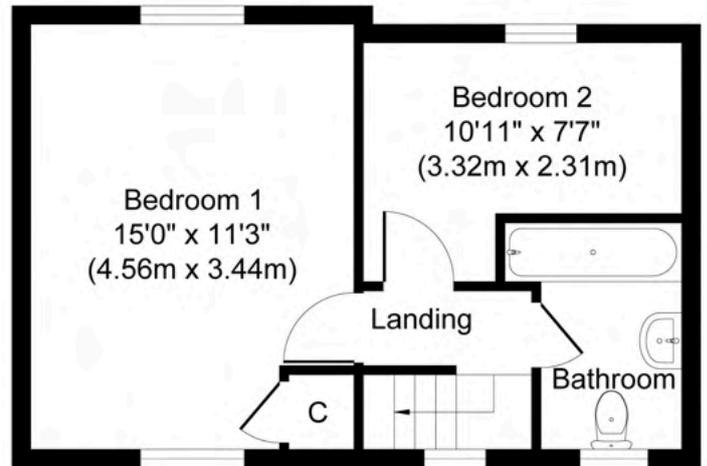
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Floorplan



Ground Floor
Approximate Floor Area
323 sq. ft
(30.03 sq. m)



First Floor
Approximate Floor Area
323 sq. ft
(30.03 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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Clare, Suffolk

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and magnificent St Peter and St Paul church. It is very well served for a town of its size with a range of everyday facilities including doctors, shops, schools, which includes the Stour Valley Community School and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east with Bury St. Edmunds 16 miles to the north and Cambridge 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 8NF.

EPC: Band TBC.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):
Broadband: Yes. Speed up to 80 mpbs download, up to 20 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.

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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