

DAVID
BURR



Hamlets

Clare, Suffolk

Hamlets

Chilton Street, Clare, Sudbury, Suffolk CO10 8QS

This two bedroom detached bungalow is situated in a quiet, edge of village location within a short drive to amenities. The property further benefits from generous gardens and a single garage.



- Two bedroom detached bungalow
- Situated in a quiet edge of village location
- Short drive to amenities
- Generous gardens
- Single garage

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INTERIOR

Entrance into ENTRANCE HALL with storage cupboard and doors to SITTING ROOM a light, double aspect room with bay window to the front aspect. KITCHEN/BREAKFAST ROOM extensively fitted with a range of units under worktops with a sink and drainer inset, Rangemaster gas hob/electric oven and space for various appliances, plenty of space for a dining table and chairs. Door leading to the CONSERVATORY a delightful room overlooking the rear garden and adjacent countryside. BEDROOM 1 a spacious room with fitted wardrobes and outlook to the front aspect. BEDROOM 2 another generous room overlooking the rear garden. BATHROOM fitted with a WC, wash basin and bath with shower over.



EXTERIOR

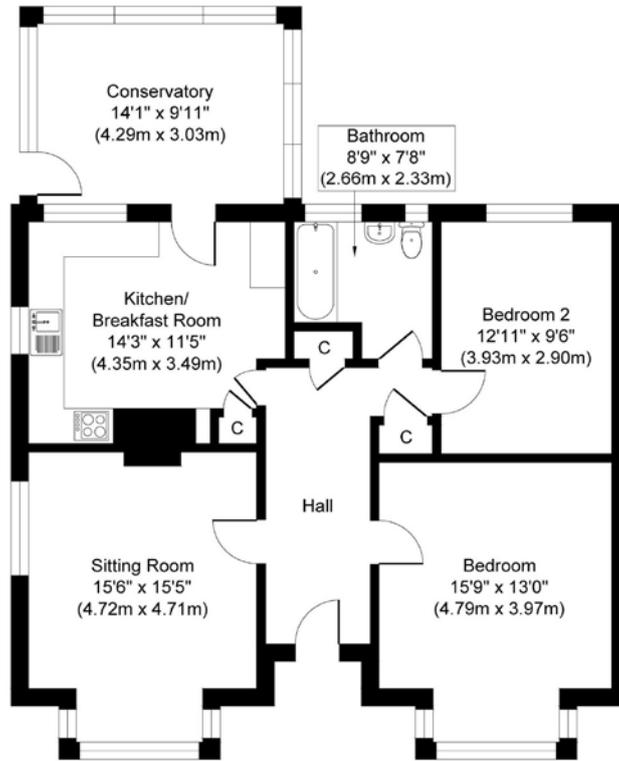
The property sits on the edge of a small hamlet approximately one mile from the heart of Clare. The driveway leads to a Single Garage with lawned front gardens. Gated access leads to the rear garden which is predominantly lawned with mature shrubs and trees.



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Floorplan



Approximate Floor Area
1030 sq. ft
(95.70 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 private drainage. Mains electricity connected. Oil-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: D. £2,243.00 per annum.

PROPERTY POSTCODE: CO10 8QS.

EPC: Band D.

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 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

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/>.

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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