



£375,000

Clarence Road, Clare, Suffolk



The Property

This three-bedroom detached house in need of renovation offers fantastic potential throughout. The ground floor includes a bright sitting/dining room with a large front window and sliding doors to a conservatory, a fitted kitchen with garden views and side access, and a ground-floor W/C.

Upstairs are three double bedrooms—two with views over Clare's rooftops—and a shower room. The rear garden is private and enclosed by mature shrubs. To the front, there is ample off-road parking and a single garage.

The Location

Set in the picturesque market town of Clare, Suffolk, this home benefits from a peaceful yet well-connected setting. Clare is rich in history, with timber-framed buildings, Clare Castle, and scenic green spaces including Clare Country Park. The town also offers local shops, cafés, schools, and healthcare facilities. Sudbury (7 miles) and Bury St. Edmunds (20 miles) are both easily accessible for additional amenities.

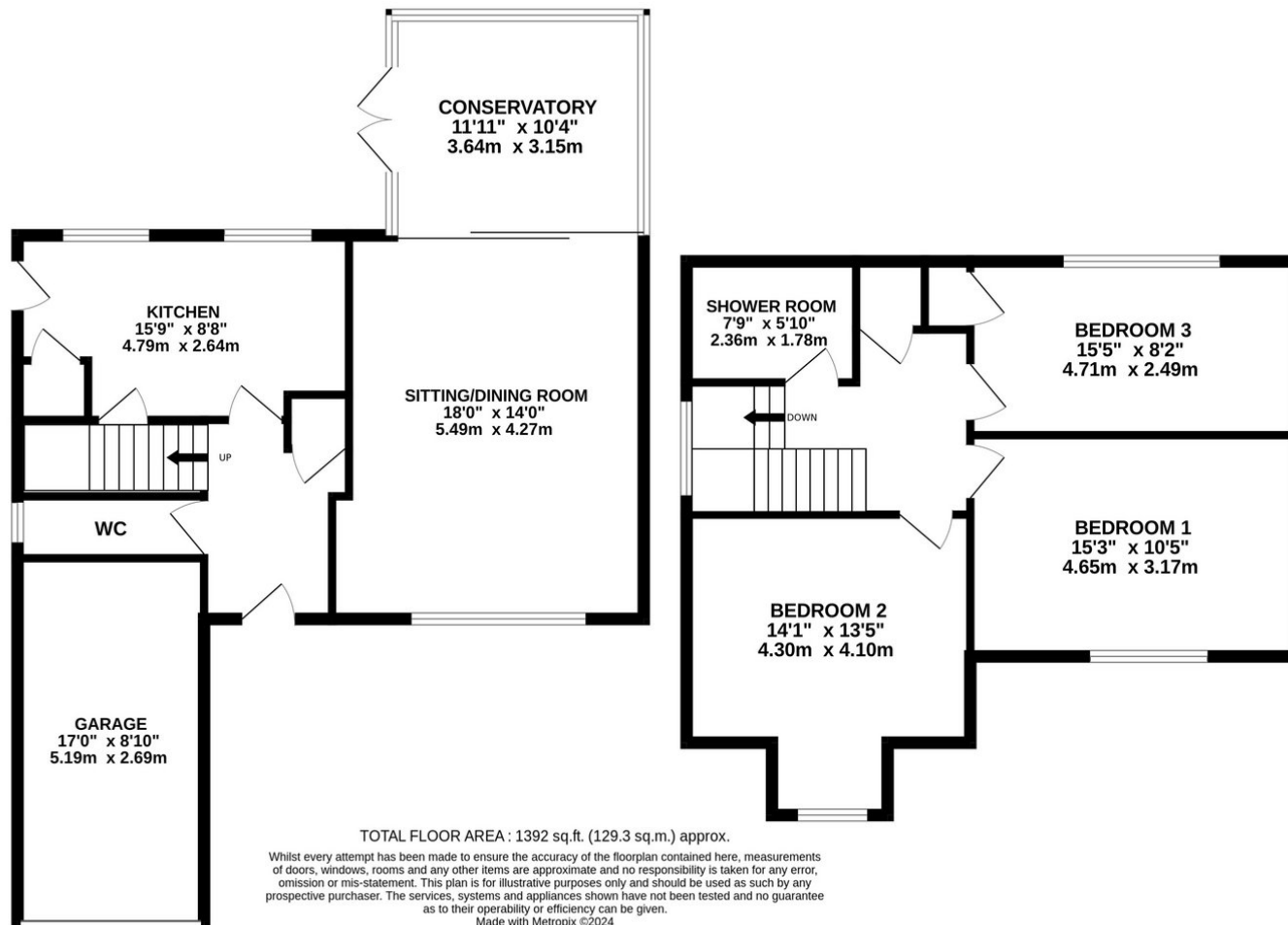






GROUND FLOOR
783 sq.ft. (72.7 sq.m.) approx.

1ST FLOOR
609 sq.ft. (56.5 sq.m.) approx.



Council & Council Tax Band – Band D -West Suffolk Council

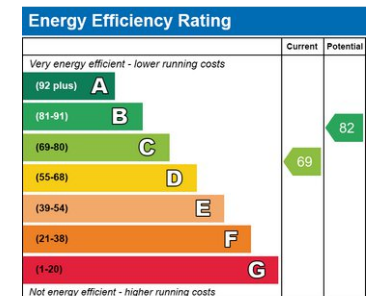
Tenure – Freehold

Broadband – Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

Mobile Coverage – Voice & Data likely with EE, Three, O2 & Vodafone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Gas Central Heating

Property Construction – Brick Construction



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
ESTATE AGENTS