

oakheart



£200,000

Offers In The Region Of  
Well Lane, Clare





An incredible opportunity to acquire this charming and characterful Grade II listed cottage occupying a central position within the widely sought after market town of Clare. Offered to market with no onward chain and enjoying a wealth of character features, this home is not one to be missed!

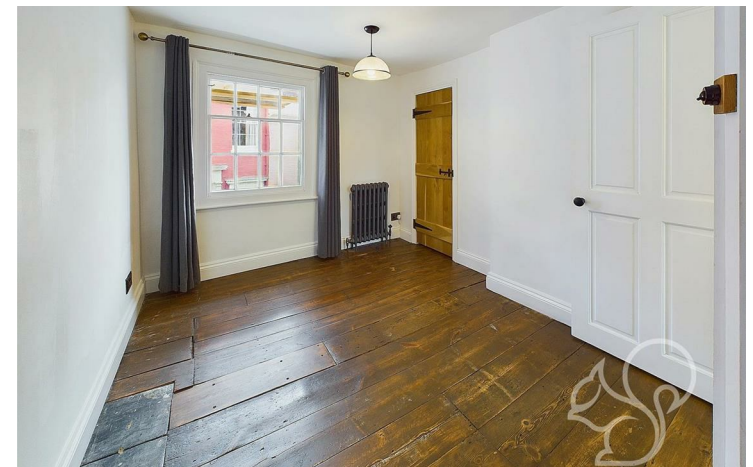
Entry is gained to an internal entrance hall with stairs rising to the first floor. The living room is located at the front of the property laid with attractive and durable timber parquet flooring the runs

seamlessly through to the kitchen. The kitchen enjoys a characterful finish fit with a generous range of floor mounted units topped with solid timber work surfaces, white tiled splash backs, an inset sink and drainer unit with chrome mixer tap and door opening to the rear courtyard. To the first floor are the two bedrooms. The principal suite offers generous proportions allowing ample space to accommodate a double bed, further benefitting from a well sized storage cupboard. The second bedroom provides space for a single bed or offers the perfect

space for a home study. The family bathroom offers a sleek partially tiled finish comprising of a panel bath with shower attachment over the tub, a low level WC and vanity unit.

To the rear of the property is a low maintenance courtyard style garden laid with slate chippings and a raised sleeper bed, ideal for plants and shrubs.

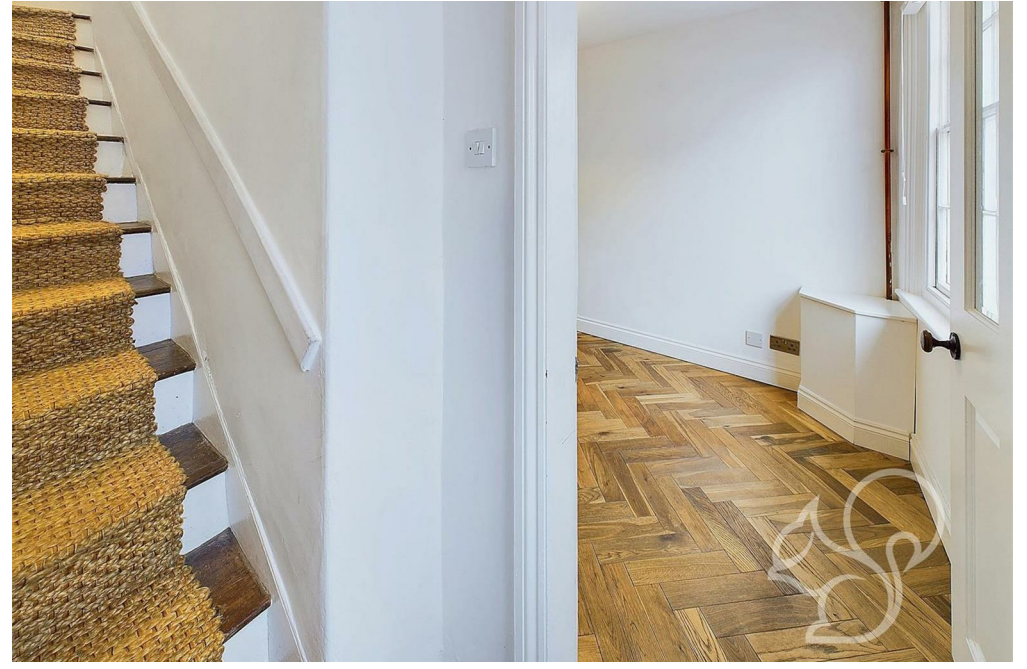
Call Oakheart today to arrange your viewing!



















Ground Floor



Floor 1

Approximate total area<sup>m</sup>  
43.54 m<sup>2</sup>  
468.66 ft<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority:

Tenure:  
Freehold

Council Tax Band:  
B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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