



Nethergate Street, Clare, Sudbury CO10 8NP

welcome to

Nethergate Street, Clare, Sudbury

Set in the heart of the popular market town of Clare is this stunning three bedroom apartment. The property is brimming with character features and this well-presented home offers a beautiful open plan kitchen/living and is further enhanced with off road parking.



Communal Entrance

Door to front aspect and door leading to:-

Entrance Hall

Stairs rising to first floor, radiator.

Galleried Landing

French doors to rear aspect. Access to loft via ladder. Radiator.

Lounge

12' 10" x 10' 10" (3.91m x 3.30m)

Double glazed window to rear aspect. Exposed timbers and floorboards. Opening onto:-

Kitchen

12' 2" x 11' 7" (3.71m x 3.53m)

Double glazed windows to rear and side aspects. Fitted kitchen with a range of matching bespoke wall and base units over areas of work surface. Exposed floorboards. Stainless steel sink and drainer unit with one and a half bowl. Central heating boiler. Space for appliances and range cooker. Radiator.

Bedroom One

14' 2" x 11' 6" max (4.32m x 3.51m max)

Sash window to front aspect. Large walk in wardrobe. Exposed floorboards. Two radiators.

Bedroom Two

13' 10" x 11' 1" + door recess (4.22m x 3.38m + door recess)

Two sash windows to front aspect. Exposed floorboards. Radiator.

Bedroom Three

11' 2" x 10' 5" (3.40m x 3.17m)

Sash window to front aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Radiator.

Rear Garden

The courtyard style space to the rear of the property is currently used for off road parking by the current vendor.

Agent Note

Planning previously granted for loft conversion DC/16/0087/FUL



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welcome to

Nethergate Street, Clare, Sudbury

- First floor apartment
- Beautiful character features and well presented throughout
- Off road parking
- Popular location with easy access to local amenities
- Three bedrooms

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110080 - 0002

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william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)