



**59 Hertford Road
Clare, Suffolk**

**DAVID
BURR**



59 Hertford Road, Clare, Sudbury, Suffolk CO10 8QJ

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent St. Peter and St. Paul church. Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

A spacious and rarely available three bedroom semi-detached bungalow situated on the popular Heights development within walking distance of the town's main amenities. The property enjoys off-road parking for several vehicles, garage and private gardens.

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Entrance into:

PORCH: With views to the rear and side, through to:

ENTRANCE HALL: With doors off to:

SITTING ROOM: With glorious views over the lovely front garden, featuring a newly installed modern wood burner.

BEDROOM 1: With large window overlooking the lovely garden to the rear.

BEDROOM 2/OFFICE: With views to the side.

SHOWER ROOM: With window to the side aspect. The shower room is recently installed and comprises of a corner shower unit, WC, wash hand basin, heated towel rail and extractor fan.

BEDROOM 3: Currently utilised as a Dining Room with French doors leading out to the terrace and rear garden.

An archway opens into the:

KITCHEN/BREAKFAST ROOM: With a lovely big window giving views to the front of the property overlooking the garden. Recently installed comprising of wall and base units under worktop with stainless steel sink inset. Appliances include a double oven, four ring electric hob with extractor over, space and plumbing for a washing machine, dishwasher and fridge/freezer.

Outside

The rear garden is a real oasis with mature trees, flower borders, nature pond and a Summer House. Located to the side of the property is a **GARAGE** with light and power connected.

SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. 01284 763233.

COUNCIL TAX BAND: D. £2,139.69 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

Phone Signal: Yes. Provider: Signal with all providers is limited.

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 phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: David Burr make no guarantees or representations as to the risk of flooding supplied by third parties. Information pertaining to such is indicative only. Purchasers should satisfy themselves on any matters relating to flood risk by visiting www.check-long-term-flood-risk.

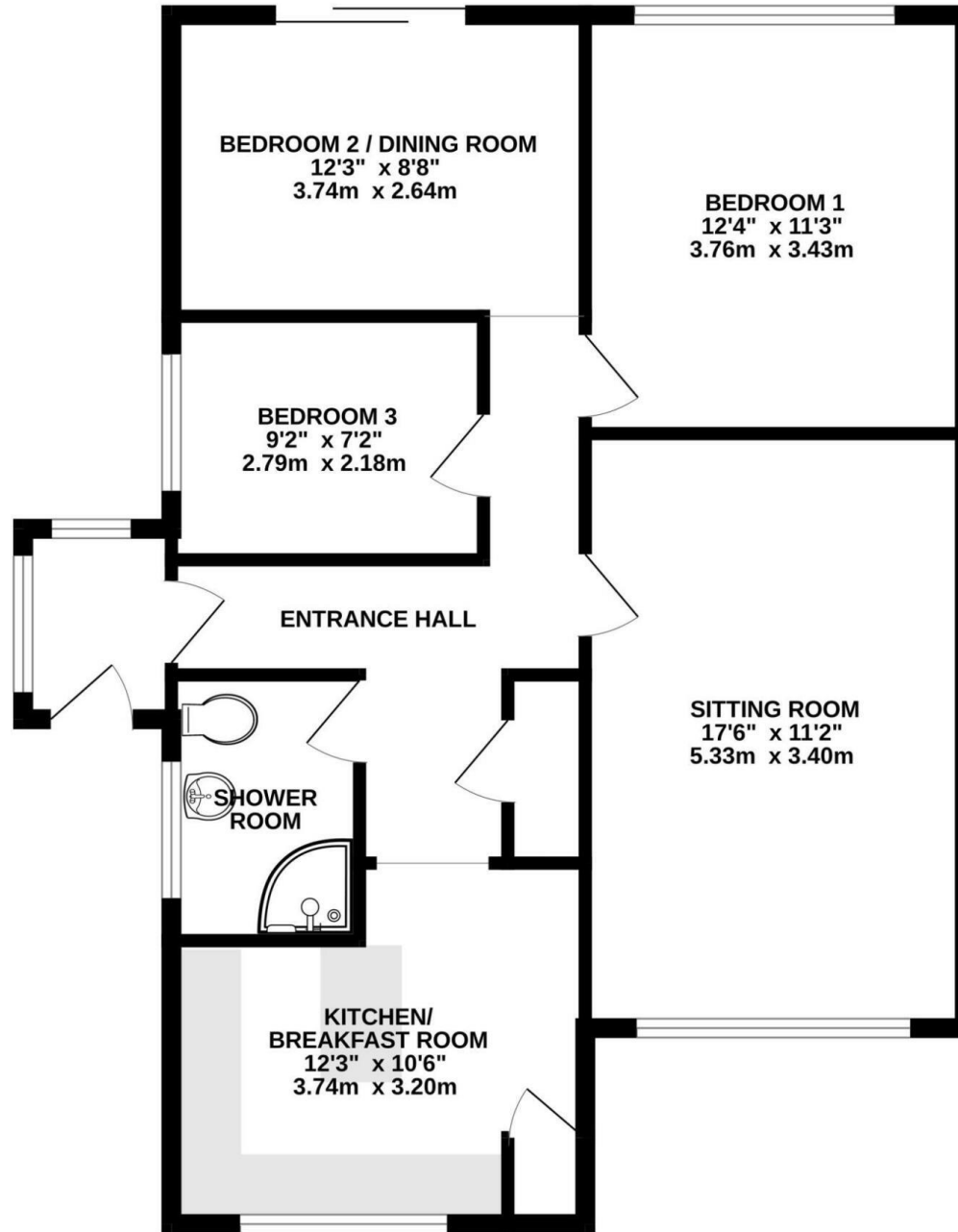
ACCESSABILITY ADAPTIONS: None.

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.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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