

DAVID
BURR



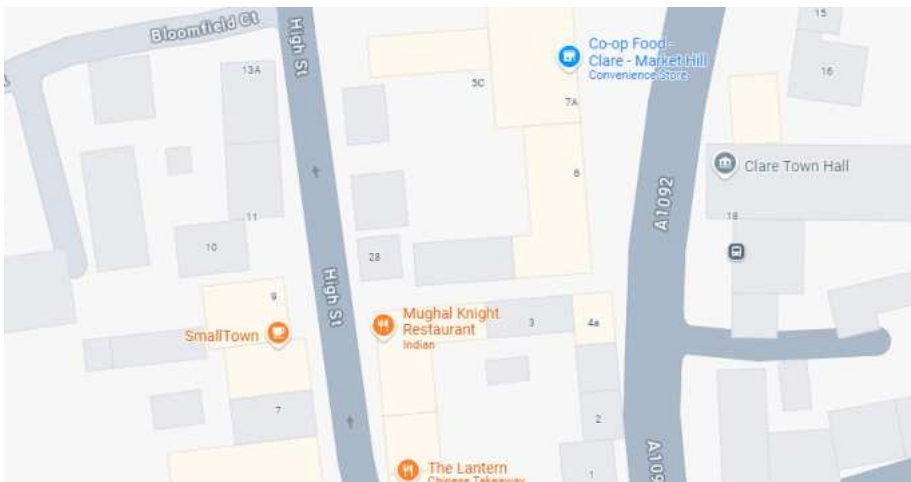
10a High Street

Clare, Suffolk

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This unique first floor apartment is situated in the heart of Clare just a short walk from local amenities. The property offers tastefully presented living accommodation including an open-plan kitchen/living area and two double bedrooms with the added benefit of a private parking space and enclosed courtyard garden.



- Unique two bedroom first floor apartment
- Tastefully presented living accommodation
- Open-plan kitchen/living area
- Private parking space
- Enclosed courtyard garden
- NO ONWARD CHAIN

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Telephone 01787 277811
Email clare@davidburr.co.uk

INTERIOR

Entrance via communal area shared with the ground floor apartment with stairs rising to the first floor with a useful landing providing storage. OPEN-PLAN KITCHEN/LIVING ROOM a lovely light room featuring a spacious sitting room leading through to the kitchen/breakfast room which is extensively fitted with a range of units under worktops with a stainless steel sink inset. Integrated appliances include a fridge/freezer, dishwasher and washer dryer with an electric oven and a four ring hob. An inner lobby leads through to TWO double BEDROOMS with storage cupboards and fitted wardrobes. BATHROOM comprising tiled shower cubicle, wash hand basin, bidet and heated towel rail.



EXTERIOR

The property sits in a prominent location on the High Street, just a stone's throw from a range of amenities. There is a private parking space to the front with a gated access leading to the rear enclosed courtyard garden which is paved for ease of maintenance, enjoying a south-westerly aspect.

Agent's Note: Please note the garden photograph is from a previous listing and is used for illustrative purposes only.



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Floorplan



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 the magnificent St. Peter and St. Paul 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.



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

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

COUNCIL TAX BAND: B. £1,744.56 per annum.

PROPERTY POSTCODE: CO10 8NY.

EPC: Band C.

TENURE: Leasehold. 199 years from June 1996.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):
Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 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/>

SUBSIDENCE HISTORY: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

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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