

DAVID
BURR



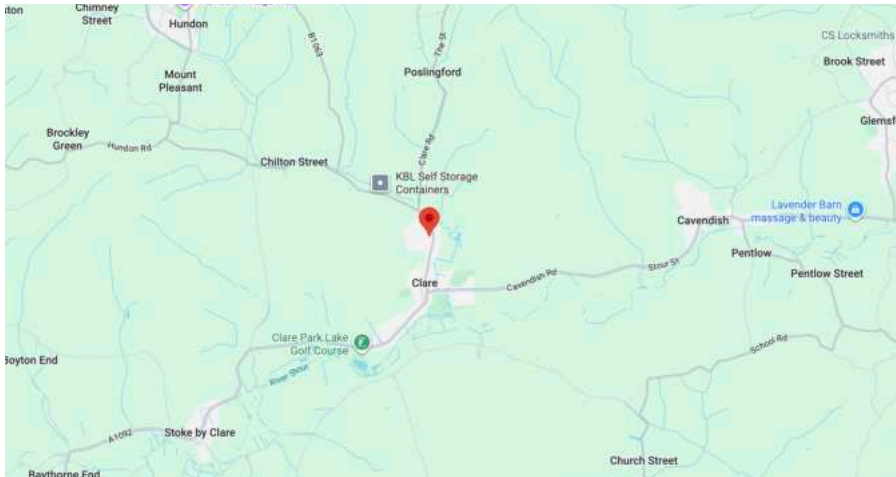
1 Hertford Road

Clare, Suffolk

1 Hertford Road

Clare, Suffolk

A generous three bedroom end terrace property with generous front, side and rear gardens, in need of some decorative improvement, with the potential to create a fourth bedroom/utility space.



- A charming three bedroom end of terrace property
- Generous front, side and rear gardens
- In need of some decorative improvement
- Potential to create a fourth bedroom/utility space
- Sought after development
- Potential to extend (STP).



INTERIOR

The property is accessed via a HALLWAY with access to the Garage and CLOAKROOM with WC and wash hand basin and a door leading to the INNER HALL with staircase to the first floor and doors leading to the KITCHEN comprehensively fitted with a range of wall and base units under worktop with a stainless steel 1.5 bowl sink, views across the garden and door leading out. Space and plumbing for washing machine, fridge/freezer, slimline dishwasher and gas cooker. DINING AREA/SITTING ROOM a large open-plan space with views to the front and sliding doors to the rear, gas fire with plenty of space for a dining table and chairs.

FIRST FLOOR

The first floor enjoys THREE generous double BEDROOMS, two with outlook to rear and a further with outlook to the front. Airing cupboard and a FAMILY BATHROOM comprising a corner tiled shower cubicle, pedestal sink unit, corner bath, WC, heated towel rail and extensively tiled walls and flooring.

EXTERIOR

The property is approached via a driveway providing parking for multiple vehicles in turn leading to the GARAGE with light and power connected (See Agent's Note). The property also enjoys a generous side garden with plenty of space for storage, opening into the rear gardens which feature a paved terrace set adjacent areas of traditional lawn with mature flowerbeds and a storage shed.

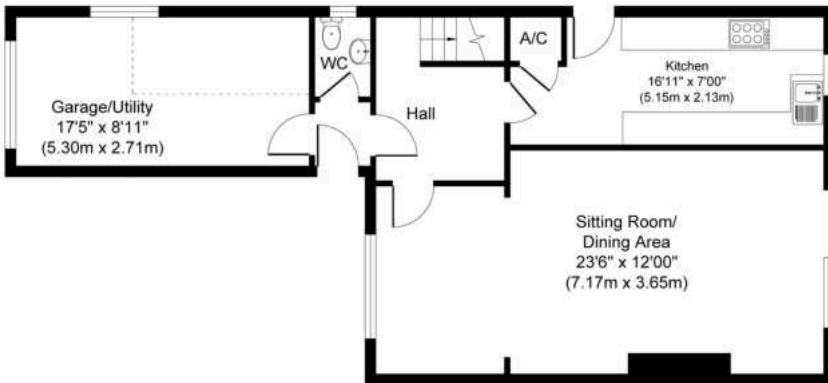
AGENT'S NOTE; The vendors have started works to create a Utility Room within the Garage, in it's current state it stands as a timber-frame. However the materials for the full conversion are partially at the property and could be reinstated as a garage or converted into a Utility Room or fourth bedroom, subject to the buyer's wishes.



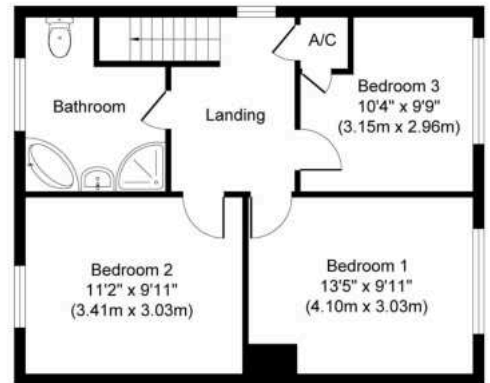
DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

Floorplan



Ground Floor
Approximate Floor Area
763 sq. ft
(70.84 sq. m)



First Floor
Approximate Floor Area
571 sq. ft
(53.05 sq. m)

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.

Copyright V360 Ltd 2025 | www.houseviz.com

DAVID
BURR

Telephone 01787 277811
Email clare@davidburr.co.uk

Clare, Suffolk

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and magnificent St Peter and St Paul church. It is very well served for a town of its size with a range of everyday facilities including doctors, shops, schools, which includes the Stour Valley Community School and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east with Bury St. Edmunds 16 miles to the north and Cambridge 25 miles to the west.



Material Information

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

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

COUNCIL TAX BAND: C. £1,993.78 per annum.

PROPERTY POSTCODE: CO10 8QH.

TENURE: Freehold.

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.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None known.

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.

Scan QR code for online details





Bury St Edmunds

01284 725525
bury@davidburr.co.uk

Holiday lets

01787 888698
support@davidburrholidaylets.co.uk

Newmarket

01638 669035
newmarket@davidburr.co.uk

Castle Hedingham

01787 463404
hedingham@davidburr.co.uk

Leavenheath

01206 263007
leavenheath@davidburr.co.uk

Woolpit

01359 245245
woolpit@davidburr.co.uk

Clare

01787 277811
clare@davidburr.co.uk

Long Melford

01787 883144
melford@davidburr.co.uk

London SW1

0207 839 0888
london@davidburr.co.uk

davidburr.co.uk