

DAVID  
BURR



10 Common Street

Clare, Sudbury, Suffolk

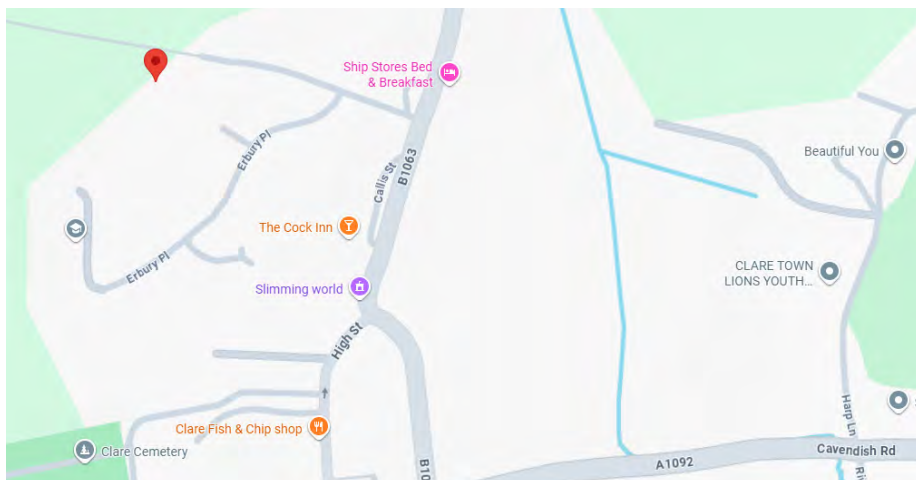
Guide £875 pcm

# 10 Common Street

## Clare, Sudbury, Suffolk

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A two bedroom period terraced property with front and rear gardens, within walking distance of the amenities. Available immediately.



- Two bedrooms
- Front and rear gardens
- Walking distance of the amenities
- Available immediately

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## INTERIOR

Entrance into LIVING ROOM with window to the front aspect and feature brick fireplace set upon a brick hearth with oak shelf over. An opening leads through to the INNER HALLWAY with stairs leading to the first floor and door to KITCHEN comprising a range of wall and base units under worktop. Integrated appliances include an electric oven with five ring induction hob. Window to the rear aspect overlooking the garden. A door leads from the Living Room into a separate area of the Inner Hallway which provides cupboard storage, leading further onto the BATHROOM comprising a pannelled bath with shower attachment over, WC and pedestal sink unit. Window to the rear aspect.



### FIRST FLOOR

LANDING with doors to BEDROOM 1 a double room with window to the front aspect, exposed beams and airing cupboard. BEDROOM 2 with window to the rear aspect, overlooking the garden.

## EXTERIOR

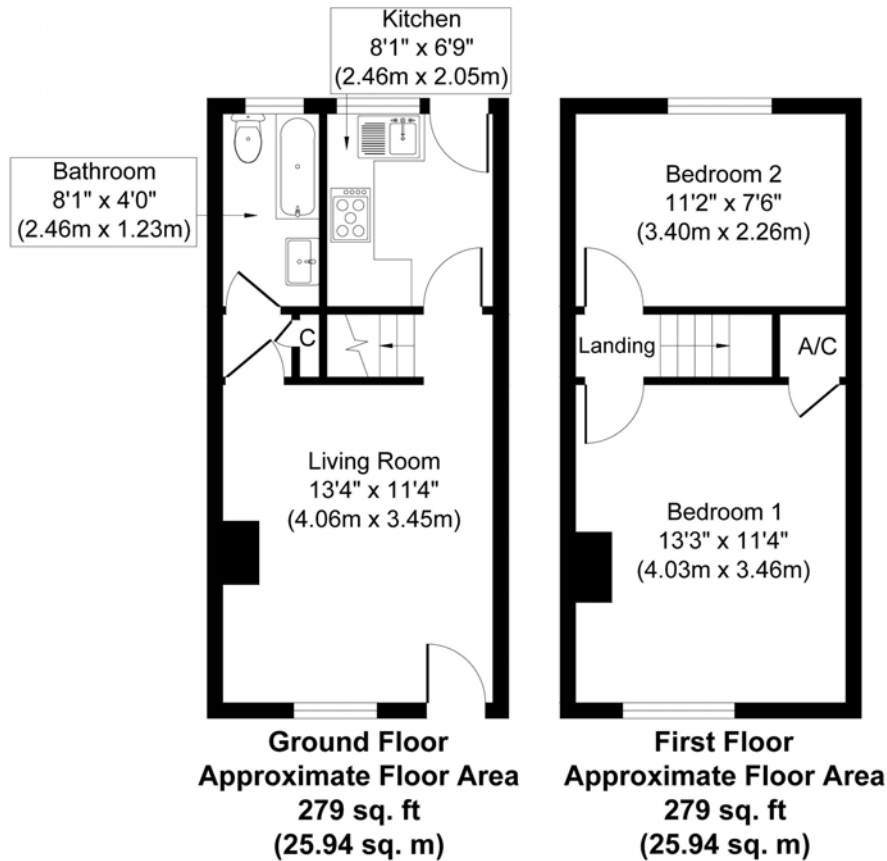
The property is approached via a stepped brick garden path leading to the entrance. The front garden is of low maintenance with boundaries clearly defined by way of walling to the front and sides. To the rear, the walled garden is accessed via the Kitchen, with steps leading up to a bordered terraced area, ideal for Alfresco entertaining with a further small area which is currently laid to lawn.



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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 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 and 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:** B. £1,744.56 per annum.

**PROPERTY POSTCODE:** CO10 8QB.

**EPC:** Band E.

**TENURE:** To Let.

**TENANT INFORMATION:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

**CONSTRUCTION TYPE:** Brick.

**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/>

**ASBESTOS/CLADDING:** 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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