

DAVID
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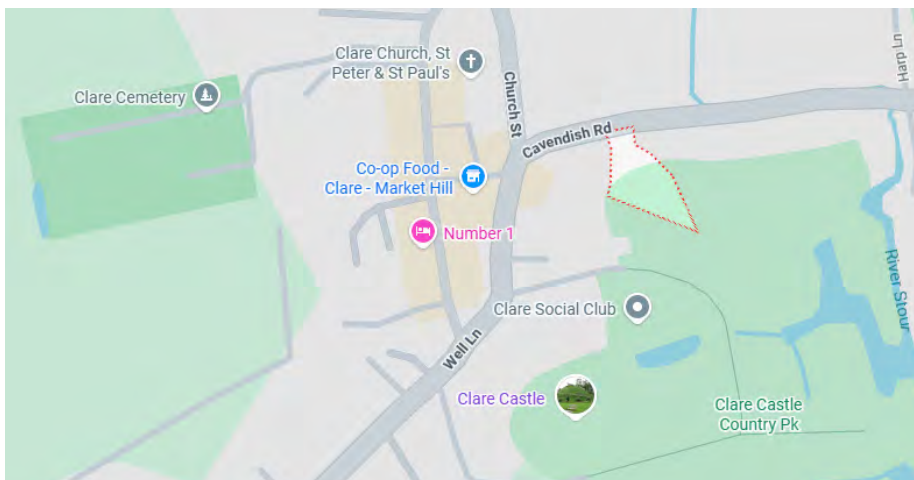
3 Barehams Yard

Clare, Suffolk

3 Barehams Yard

Clare, Suffolk CO10 8PS

An individual semi-detached property situated in the heart of Clare, just a short walk from the amenities. The property offers light and spacious living accommodation with the added benefit of a car port and enclosed garden, backing onto Clare Country Park.



- An individual semi-detached three bedroom property
- Situated in the heart of Clare, just a short walk to the amenities
- Light and spacious living accommodation
- Car port
- Enclosed rear garden, backing onto Clare Country Park

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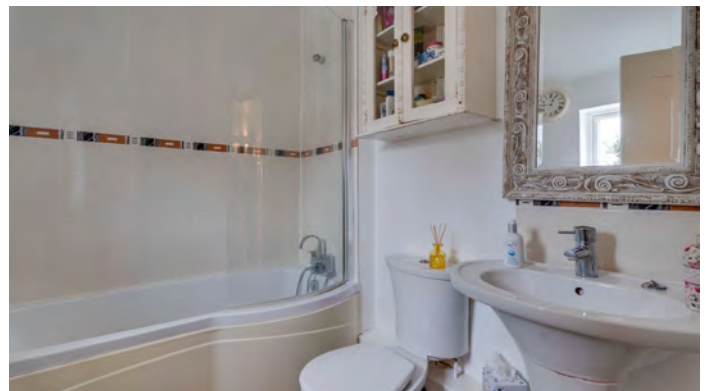
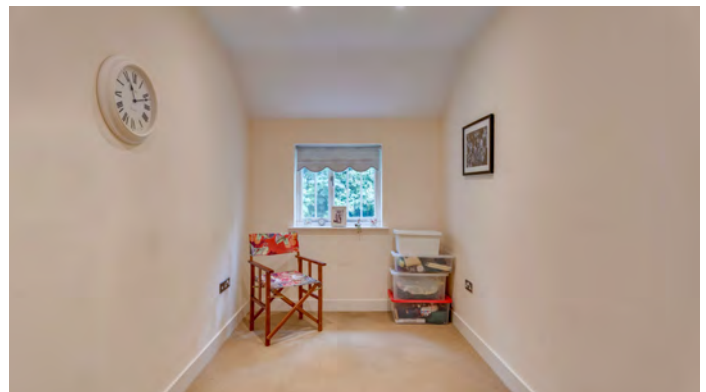
INTERIOR

Entrance into ENTRANCE HALL with cloaks cupboard and stairs to the first floor. CLOAKROOM with WC and hand wash basin. Door to KITCHEN/DINING ROOM Extensively fitted with a range of wall and base units under worktops with a 1.5 bowl sink and drainer inset. Appliances include an electric cooker and a four ring hob with extractor fan over, integrated washing machine and dishwasher. French doors to garden.



FIRST FLOOR

LANDING with doors to SITTING ROOM A spacious double aspect room with high ceilings and outlook to the rear. BEDROOM 1 with window to rear aspect and door to the En-Suite with shower cubicle, WC and wash basin. BEDROOM 2 With outlook to the rear aspect. BEDROOM 3 With outlook to the rear aspect. BATHROOM Fitted with a white suite comprising a WC, wash basin and bath with shower over.



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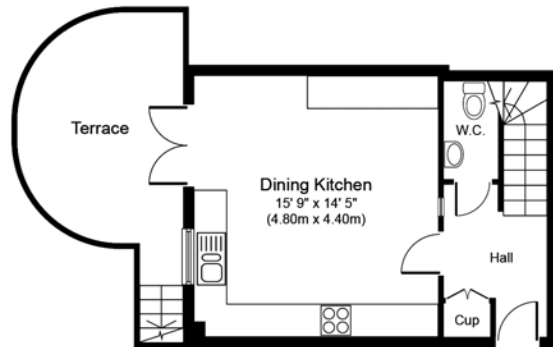
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EXTERIOR

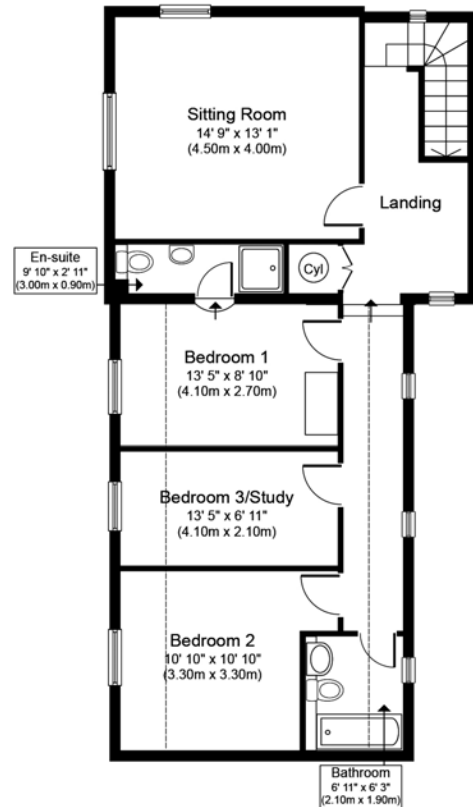
The property sits in a tucked away location, a short walk to the town centre. There is a car port garage to the front and a delightful enclosed low maintenance garden to the rear with a timber shed and backdrop of Clare Country Park.



Floorplan



Ground Floor
Approximate Floor Area
334 sq. ft.
(31.0 sq. m.)



First Floor
Approximate Floor Area
818 sq. ft.
(76.0 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. 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. Electric 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: D. £2,351.47 per annum.

PROPERTY POSTCODE: CO10 8PS.

TENURE: Freehold.

CONSTRUCTION TYPE:

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/>.

FREEHOLD/LEASEHOLD: Please ask us.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: Asbestos not known. Cladding - painted wood.

RESTRICTIONS ON USE OR COVENANTS: None.

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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