



Auction guide price £145,000

High Street, Clare



THE PROPERTY

A beautifully presented and recently converted Grade II listed ground floor apartment is all offered with no onward chain. The property opens into a bright, open-plan kitchen/living space. The kitchen features both wall and base units, integrated appliances including an oven, hob, and inset sink, plus additional storage cupboards.

The living area benefits from ample natural light and provides a comfortable space to relax. A door leads to a small hallway, giving access to a stylish shower room, double bedroom, and a handy storage cupboard. The modern shower room includes a walk-in shower, toilet, and sink with built-in storage.

The bedroom is a generous size and well-lit. Outside, residents can enjoy use of the communal front gardens, ideal for seating and dining. The apartment is accessible via Half Moon Yard or the High Street communal entrance, which also houses the postboxes and an external storage cupboard.

THE LOCATION

Clare is a picturesque Suffolk market town, steeped in history and full of character. It's known for its charming timber-framed buildings and the impressive Clare Castle, adding to its appeal.

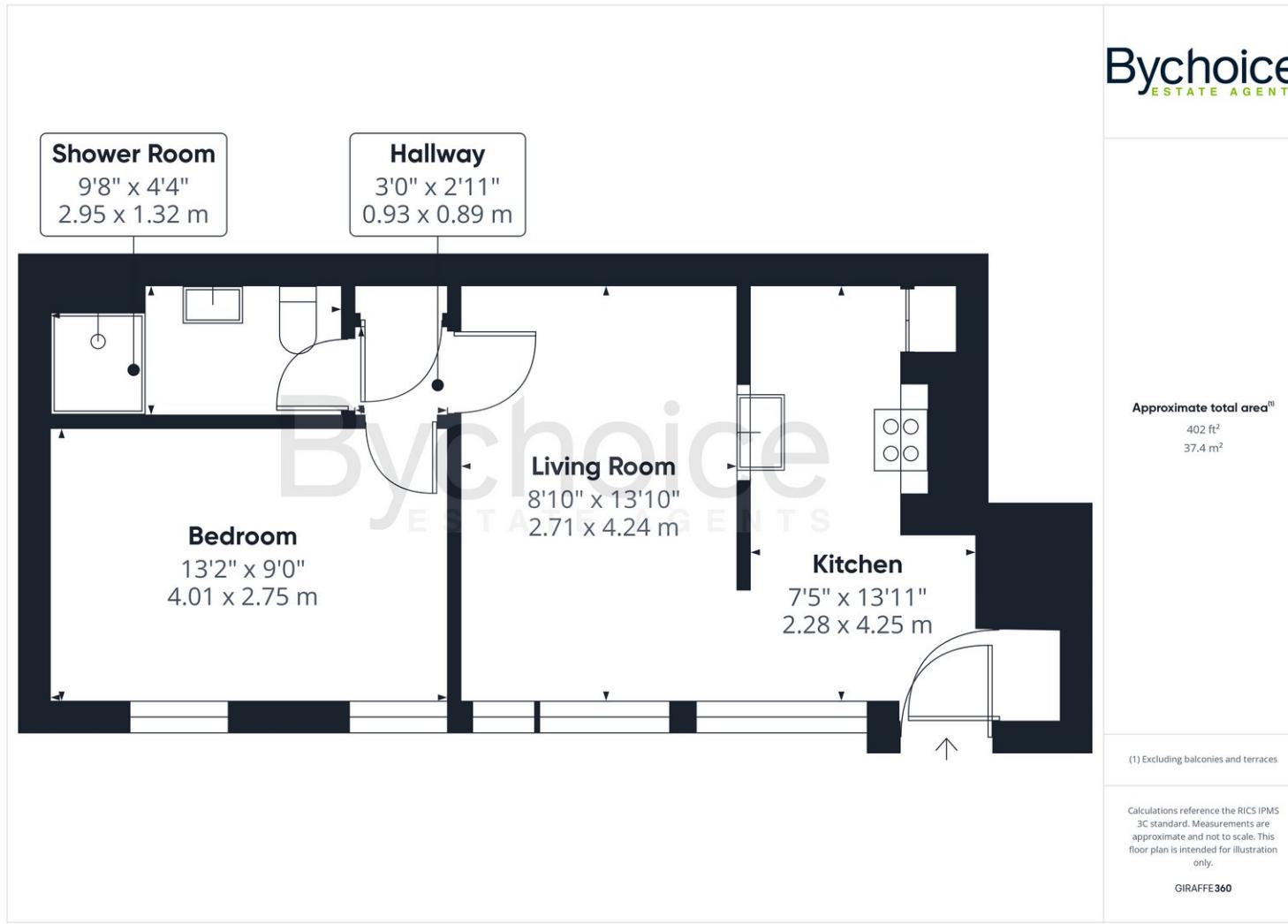
The town offers a range of amenities, including independent shops, cafes, and bakeries, as well as schools and healthcare facilities. Clare Country Park, just a short stroll from the property, provides scenic walking trails, a play area, and riverside picnic spots.

For wider amenities, Sudbury is just 7 miles away, and Bury St. Edmunds around 20 miles, offering further shopping, dining, and leisure options. Clare combines village charm with modern convenience, making it a highly desirable place to live.









Council & Council Tax Band – Band A -West Suffolk Council

Tenure – Leasehold

Lease Length – 194 years remaining on lease

Service Charge – £1308 per annum

Ground Rent – £200 per annum

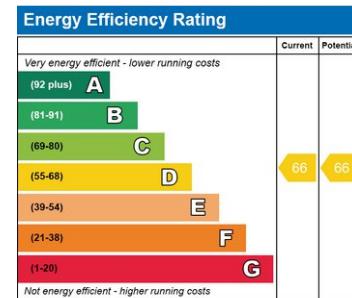
Broadband – Superfast broadband with download speeds of up to 80 Mbps and upload speeds of up to 20 Mbps (Ofcom data)

Mobile Coverage – Voice & Data likely with EE, Three, O2 & Vodafone. (Ofcom data)

Utilities – Mains Water, Mains Electric, Mains Drainage, Electric Heating

Property Construction – Standard Brick Construction

Rights and Restrictions – Grade II Listed, Located within Clare's conservation area



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
ESTATE AGENTS