



Market Hill, Clare, CO10 8NN

CHEFFINS

Market Hill

Clare,
CO10 8NN

A stunning two bedroom Grade II terraced cottage situated in the heart of Clare and within walking distance to Clare Country Park and local amenities. The property benefits from many fine, period features, utility, boot room and charming rear garden.

LOCATION

Clare is a truly lovely historic Suffolk town, famous for its many fine period houses and cottages, magnificent parish church, picturesque back waters and former market place. This charming town which is located in the Stour Valley close to the Essex/Suffolk borders also provides an extensive range of local amenities including a thriving Co-operative Supermarket, restaurants and a hotel. Other facilities available include a library, doctors' surgery, comprehensive school and for walkers there is the delightful country park which includes an ancient moated Norman castlemound. Further facilities including a mainline rail station are available in Sudbury (10 miles). The City of Cambridge is around 26 miles away and London Stansted Airport some 28 miles.

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Guide Price £340,000





GROUND FLOOR

ENTRANCE HALL

Original front door, Victorian tiled entrance, solid wood flooring, radiator and a step down into the inner hallway.

LIVING ROOM

Sash window to the front, built-in storage, solid wood floors, cast iron radiator, and two storage cupboards.

DINING ROOM

Step down from the front. Features original solid wood floors, cast iron radiator, sash window overlooking the rear garden, doorway to the stairs for the first-floor landing, storage cupboard, wall uplighters, and inset spotlights.

KITCHEN

Range of base units with a centre island and work surface over. Solid wood work surfaces, Belfast-style sink with mixer taps, built-in oven with four-ring gas hob, Rangemaster electric ovens, Rangemaster extractor hood, tiled splashbacks, sash window overlooking the rear garden, additional sash window to the side, inset spotlights, solid wood flooring, and an original fireplace used as a feature with a quarry-tiled base.

BOOT ROOM

Built-in storage seating, Victorian tiled flooring, and a door opening to the rear.

UTILITY ROOM

Base units with a built-in sink and mixer taps, single-glazed window to the side, work surfaces over, radiator, Victorian tiled flooring, inset spotlights, plumbing for a washing machine, space for appliances, and an airing cupboard housing a Glow-worm wall-mounted gas boiler.

DOWNSTAIRS BATHROOM

Low-level WC, side-panelled bath with chrome attachments and a rainfall-style shower over, pedestal wash hand basin, tiled flooring, cast iron radiator, inset spotlights, extractor fan, and a window to the side.

FIRST FLOOR

LANDING

Access to upstairs accommodation and a storage cupboard.

BEDROOM ONE

Sash windows, solid wood flooring, radiator, walk in wardrobe, cast iron fireplace, loft access, and exposed wall and ceiling timbers.

BEDROOM TWO

Step down from the landing. Original windows overlooking the rear and a radiator

OUTSIDE

Garden & Exterior: Cottage-style garden enclosed by a red brick wall, laid-to-lawn area with red brick sculpted shingle beds, flowerbed borders, seating area, and an outside storage cupboard. Shingled side access leading into the inner lobby.

AGENTS NOTE

AGENTS NOTE -For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS By appointment through the Agents.

SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

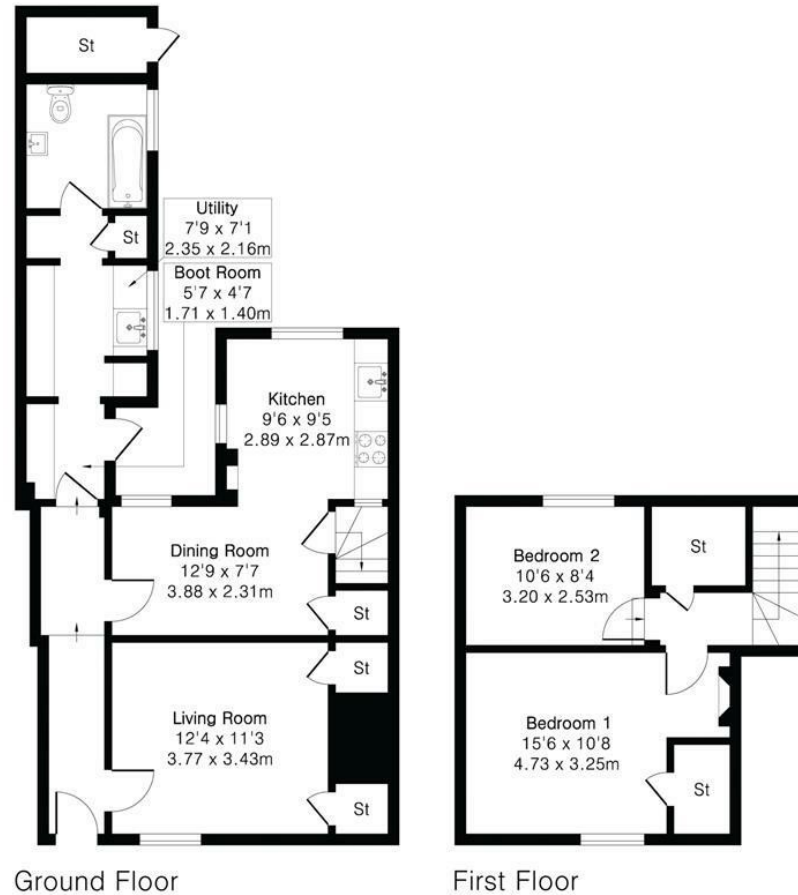


Guide Price £340,000
Tenure – Freehold
Council Tax Band – C
Local Authority – West Suffolk

Approximate Gross Internal Area 1003 sq ft - 93 sq m

Ground Floor Area 668 sq ft – 62 sq m

First Floor Area 335 sq ft – 31 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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