

DAVID
BURR



2 Nethergate Street
Clare, Suffolk

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Clare, Sudbury, Suffolk CO10 8NP

Tucked away on one of Clare's most charming streets, this lovely Georgian two-bedroom cottage is wonderfully positioned for making the most of town life. Just a 100 yards from the centre of Clare, the morning coffee, local shops, pubs and cafés are all within an easy stroll, while the surrounding Suffolk countryside is close enough to tempt you out for a walk.

The house has a warm, relaxed feel, combining its handsome period architecture and Georgian character with comfortable modern living. There is a welcoming kitchen, two good bedrooms and a beautifully presented living room, while the generous rear garden is a real bonus, a surprisingly peaceful space for a property so close to the centre of the town.

There is also the valuable benefit of off-road parking, something particularly useful in such a central position. Whether as a first home, a village retreat or somewhere to enjoy a slower pace of life, this is a characterful Clare cottage where the best of the town is quite literally on the doorstep.



DAVID
BURR

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PROPERTY INFORMATION

- Bedrooms: 2.
- Reception Rooms: 1.
- Bathrooms: 1.
- Off-road parking.
- Services: Mains water, electricity. Gas-fired heating. Mains drains.
- EPC: Band TBC.
- Communication Services: Broadband. Yes/No. Speed up to 1000 mpbs download and 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 <https://checker.ofcom.org.uk/>.

- Council Tax: Band B. £2,090.20 per annum.
- Local Authority: West Suffolk Council.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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ABOUT THE AREA

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.

USEFUL INFORMATION

Towns and Villages

Bury St Edmunds (16 miles)
Cambridge (27 miles)
Newmarket (16 miles)
Sudbury (9 miles)

Pubs and Restaurants

The Weeping Willow, Bury St Edmunds
The White Horse, Withersfield
The Three Ways Country Pub and Restaurant
The Crown, Hartest
The Queen's Head, Hawkedon

Schooling

Barnardiston Hall Preparatory School (5 miles)
Culford School (20 miles)
The Perse School (17 miles)

Train Stations

Audley End (19 miles)
Cambridge (27 miles)
Bury St Edmunds (16 miles)



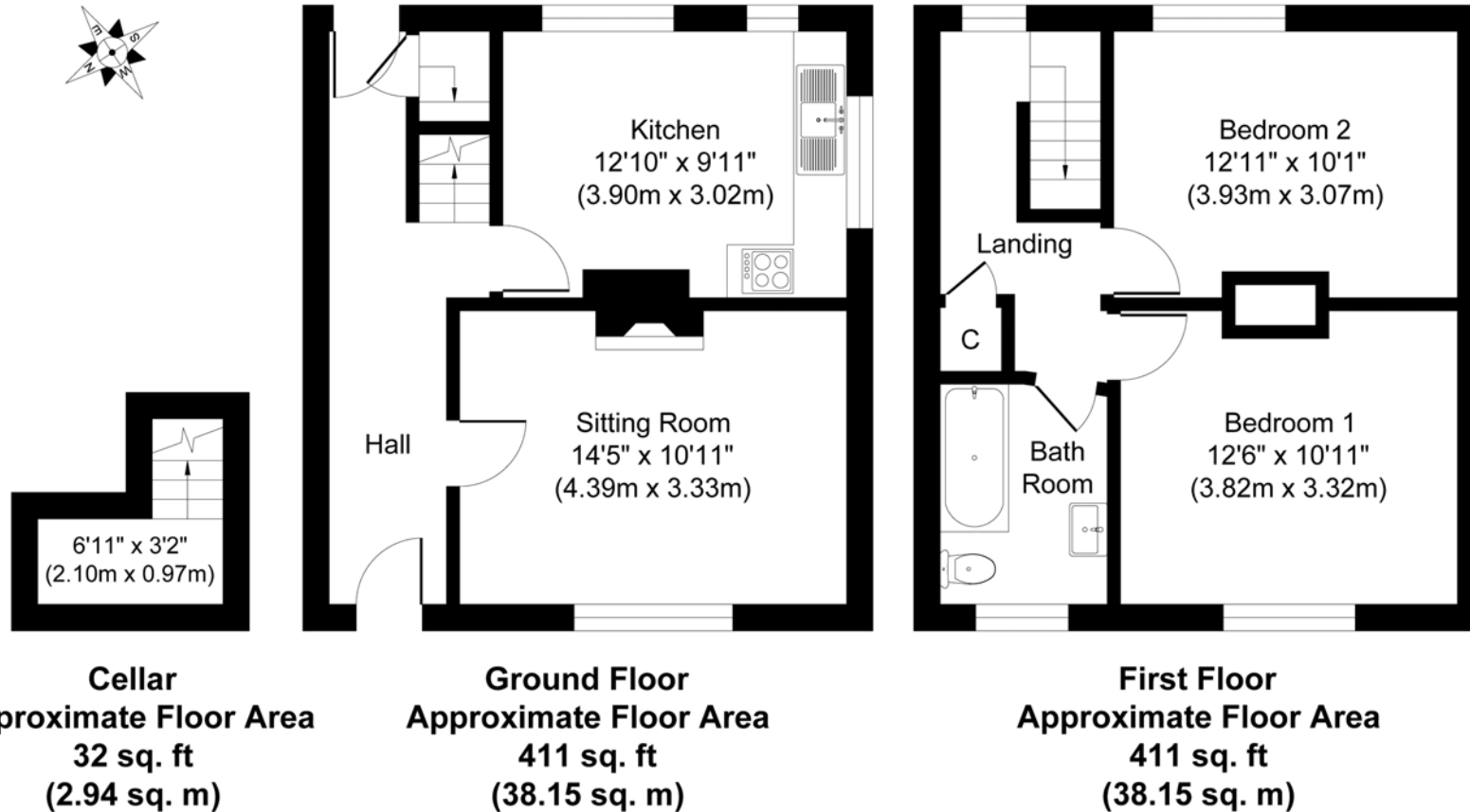
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FLOORPLAN



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