DAVID BURR



2 Station Road

Clare, Suffolk

2 Station Road
Clare, Sudbury, Suffolk CO10 8NJ

A charming two-bedroom period cottage, ideally situated within walking distance of Clare's excellent range of town amenities and just a stone's throw from the picturesque Clare Country Park. Enjoying a private enclosed rear garden and the added benefit of off-road parking, the property presents an excellent opportunity for purchasers looking to modernise and create a lovely home full of character.

Upon entering, an inviting Sitting Room is positioned to the front of the property, enjoying good natural light from the front-facing window and providing a welcoming space to relax. This leads through to the Kitchen at the rear, which is fitted with a range of wall and base units under worktop, together with space and plumbing for a cooker, fridge and dishwasher. A particularly useful feature is the generous understairs storage, offering additional practicality.

The first floor comprises two bedrooms, both benefiting from integrated storage, making good use of the available space. The Bathroom is conveniently accessed from the landing and features a skylight, allowing natural light to filter into the room and creating a bright, airy feel.

Outside, the property enjoys an enclosed rear garden, attractively bordered by a traditional brick wall, providing a good degree of privacy and an appealing outdoor space. Whether enjoying a morning coffee, relaxing in the sunshine or entertaining family and friends, the garden offers plenty of potential to make the most of outdoor living. There is also a useful garden shed, providing valuable additional storage.

Further benefits include off-road parking for one vehicle, a particularly desirable feature for a property enjoying such a convenient central location.

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PROPERTY INFORMATION

- Bedrooms: 2.
- Reception Rooms: 1.
- Bathrooms: 1.
- Off-road parking for one vehicle.
- Services: Mains water, electricity. Electric heating. Mains drainage.
- EPC: Band D.
- Communication Services: Broadband. Yes. 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. £1,828.92 per annum.
- Local Authority: West Suffolk Council.

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.

ABOUT THE AREA

Station Road enjoys a convenient position within the historic market town of Clare, placing an excellent range of everyday amenities within easy walking distance. Clare is a particularly attractive Suffolk town, renowned for its period architecture, independent shops, cafés and traditional public houses, together with a good selection of local facilities. The property is also just a short stroll from the beautiful Clare Country Park, offering attractive walks and open green spaces. Surrounded by the picturesque Suffolk countryside, Clare provides an appealing blend of historic charm, community atmosphere and everyday convenience.

USEFUL INFORMATION

Towns and Villages

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

Pubs and Restaurants

The Globe, Clare
The Swan, Clare
Mughal Knight, Clare
The Weeping Willow, Bury St Edmunds
The Crown, Hartest
The Queen's Head, Hawkedon

Schooling

Clare Community Primary School, Clare
Stour Valley, Clare
Barnardiston Hall Preparatory School (5 miles)
Culford School (20 miles)
The Perse School (27 miles)

Train Stations

Audley End (17 miles)
Cambridge (17 miles)
Bury St Edmunds (17 miles)
Sudbury (9 miles)

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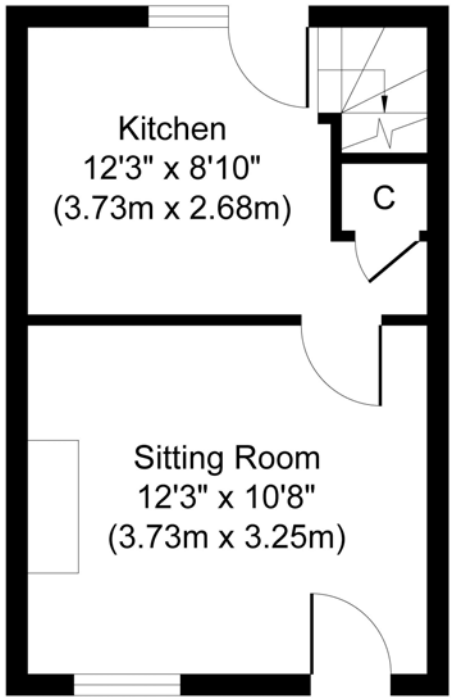




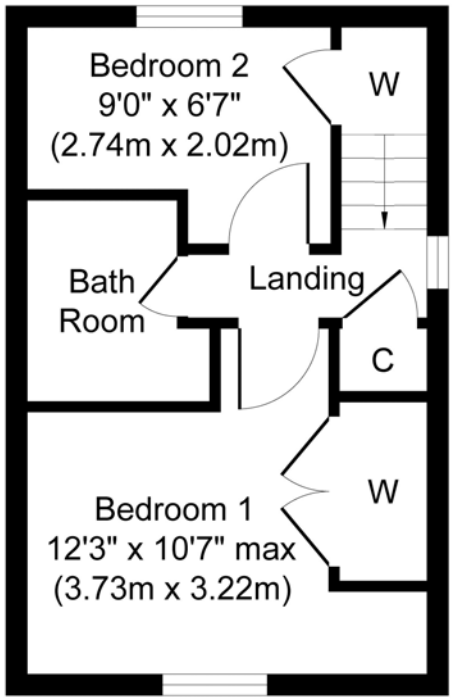




FLOORPLAN



Ground Floor
Approximate Floor Area
242 sq. ft
(22.49 sq. m)



First Floor
Approximate Floor Area
242 sq. ft
(22.49 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.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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