

DAVID
BURR



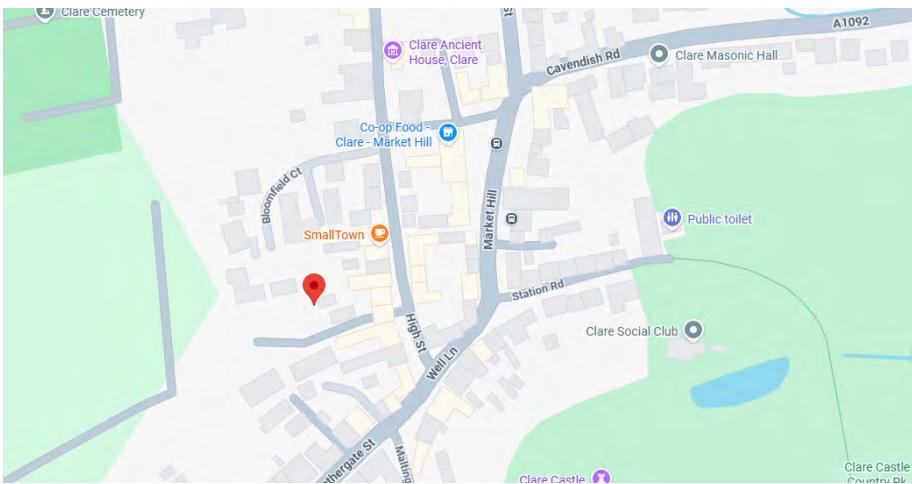
10 High Street

Clare, Suffolk

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Clare, Suffolk CO10 8NY

This unique ground floor apartment is situated in the heart of Clare just a short walk from local amenities. The property offers tastefully presented living accommodation including an open-plan kitchen/living area and two double bedrooms with the added benefit of a private parking space and enclosed courtyard garden.



- Unique ground floor apartment
- Two double bedrooms
- Tastefully presented living accommodation
- Open-plan kitchen/living area
- Private parking
- Enclosed courtyard garden
- Leasehold - 179 years remaining

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Telephone 01787 277811
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INTERIOR

Entrance via communal area shared with the first floor apartment. Door to OPEN-PLAN KITCHEN/LIVING ROOM a lovely light room featuring a spacious sitting room leading through to the kitchen/breakfast room fitted with a range of units under worktops with a stainless steel sink inset. Integrated appliances include a fridge/freezer, dishwasher and washer dryer with an electric oven and a four ring hob. An inner lobby leads through to TWO double BEDROOMS with storage cupboards and fitted wardrobes. BATHROOM comprising panelled bath with shower attachment over, wash hand basin, WC and heated towel rail.



EXTERIOR

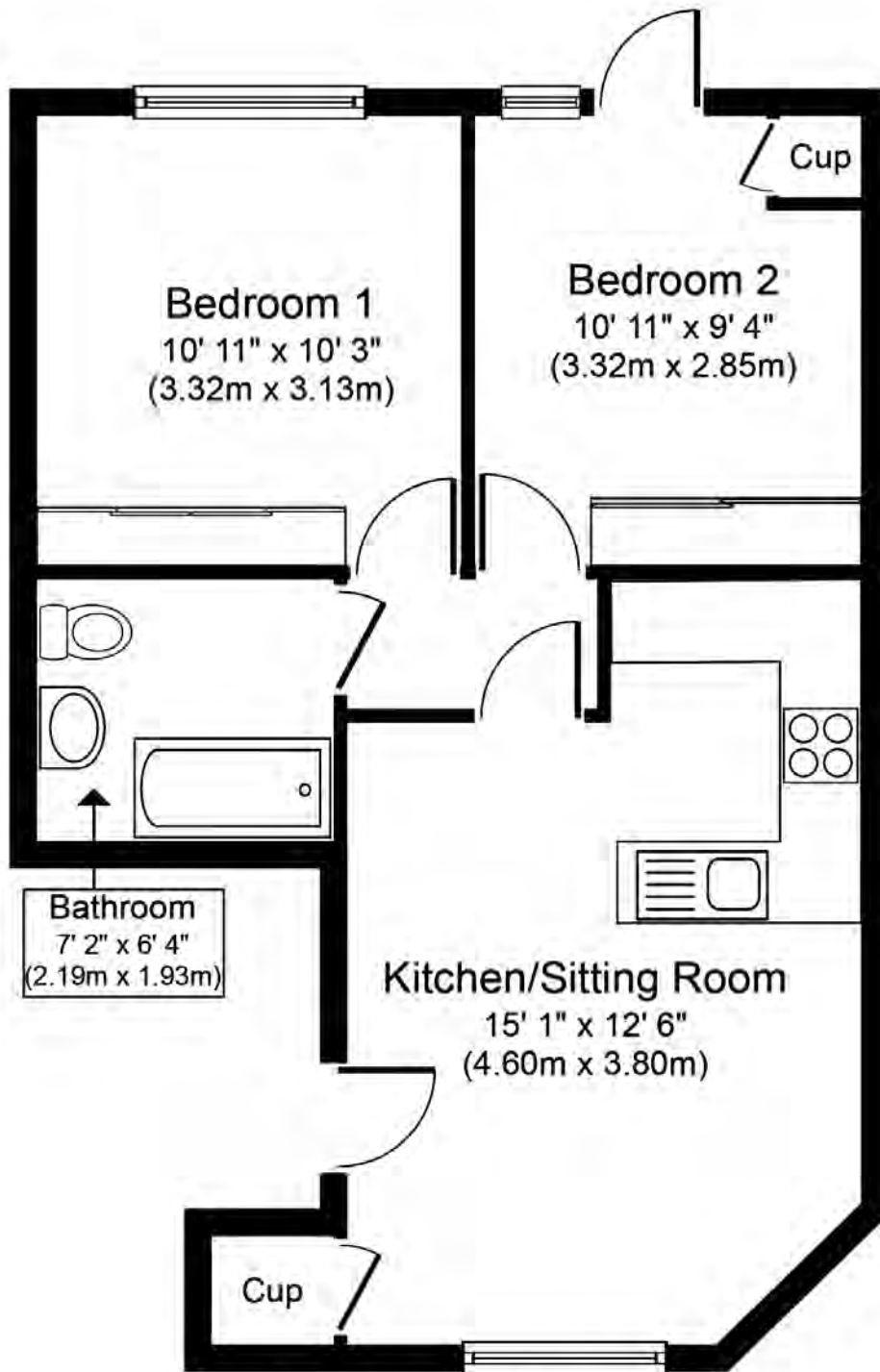
The property sits in a prominent location on the High Street, just a stone's throw from a range of amenities. There is a private parking space to the front with a gated access leading to the rear enclosed courtyard garden which is paved for ease of maintenance, enjoying a south-westerly aspect.



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Floorplan



Approximate Floor Area
506 sq. ft.
(47.0 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. Gas-fired 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: B. £1,828.92 per annum.

PROPERTY POSTCODE: CO10 8NY.

TENURE: Leasehold. 179 years from June 2006.

CONSTRUCTION TYPE: Brick and block.

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/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: Not aware of asbestos. Any cladding is of painted natural 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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