



3 High Street
Clare, Suffolk

DAVID
BURR



3 High Street, Clare, Sudbury, Suffolk CO10 8NY

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent St. Peter and St. Paul Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

A substantial Grade II Listed property offering in excess of 2,000 sq ft of living accommodation in the heart of Clare. The property is within walking distance of the town's many amenities and enjoys shared use of the gardens to the rear.

Entrance into:

ENTRANCE HALL A spacious and welcoming hallway with stairs leading down to the cellar and a door into the:

SITTING ROOM/DINING ROOM A charming room featuring an inglenook fireplace with wood burning stove on quarry tiled hearth, exposed beams and wooden flooring.

STUDY Featuring an attractive fireplace with cupboards and shelving to either side and outlook onto the High Street.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under granite worktops with a sink and drainer inset. There is a double oven range cooker set within a recess, integrated dishwasher, electric oven and fridge freezer, walk-in pantry cupboard and quarry tiled floor.

REAR LOBBY With storage cupboard and quarry tiled flooring.

UTILITY Providing further storage and stainless steel worktop with sink inset, plumbing for washing machine, quarry tiled flooring and tall cupboards.

CLOAKROOM WC and wash basin.

Steps lead down to the:

LARGE CELLAR With brick flooring. Currently used as a store room with further potential.

First Floor

LARGE LANDING Features an airing cupboard and exposed beams and leads to the:

DRAWING ROOM A delightful room featuring a cast iron fireplace with cupboard to one side, picture rails and sash windows overlooking the High Street.

BEDROOM 1 A charming room with exposed beams and large walk-in wardrobe. En-Suite fitted with a white WC, wash basin, panelled bath with shower over, large storage cupboard and exposed beams.

BEDROOM 2 A delightful room with exposed beams, a quirky mezzanine loft area and a large double wardrobe.

BEDROOM 3 Cast iron fireplace with cupboard to side and outlook to the front aspect.

BEDROOM 4 With exposed beams and cupboard.

BATHROOM Fitted with a white suite comprising a WC, wash hand basin, bath, tiled shower cubicle, heated towel rail and stripped wooden flooring.

Outside

The property enjoys access to the rear with double gates leading into a shared/managed rear paved and lawned garden with mature shrub borders and bin stores.

3 High Street, Clare, Sudbury, Suffolk CO10 8NY

TENURE: To Let.

TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 week's security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

SERVICES: Main water and electricity. Gas-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: D. £2,351.47 per annum.

EPC RATING: D.

VIEWING: Strictly by appointment through David Burr – 01787 277811

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.



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.

Copyright V360 Ltd 2021 | www.houseviz.com

