

Station Road, Sudbury, CO10 8NJ

CHEFFINS

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Station Road

Clare, Sudbury,
CO10 8NJ

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Offers In Excess Of £150,000



Offered for sale with no onward chain is a delightful period cottage in the town of Clare, and conveniently located for all shops and amenities. The accommodation comprises sitting room, kitchen/dining room, two bedrooms and bathroom. There is a small courtyard garden at the rear.

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.








GROUND FLOOR

LOUNGE
Door to front, window to front, electrics. Gas meter. Radiator.

KITCHEN
Range of wall and base units, space and plumbing for appliances, stainless steel sink. Stairs to first floor landing. Window to rear. Door to rear. Radiator.

FIRST FLOOR

LANDING
Loft access. Airing cupboard.

BEDROOM ONE
Window to front, radiator.

BEDROOM TWO
Window to rear, radiator, Storage.

BATHROOM
Side panelled bath shower over, Low level WC pedestal wash hand basin. Sky light window.

GARDEN
Low maintenance rear garden enclosed by timber fencing.

AGENTS NOTE
Under Section 21 of the Estate Agents Act 1979 we are obliged to draw to your attention that the vendor of this property is a Cheffins employee.

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.

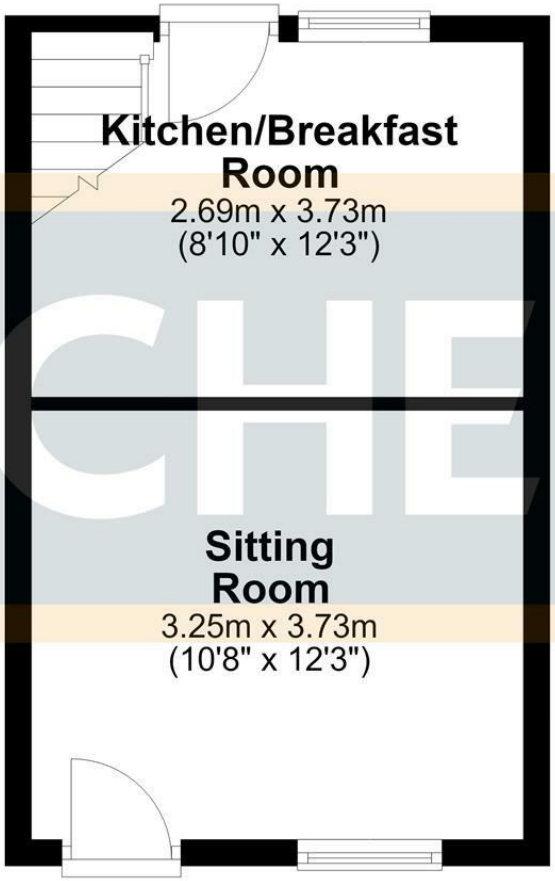
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.

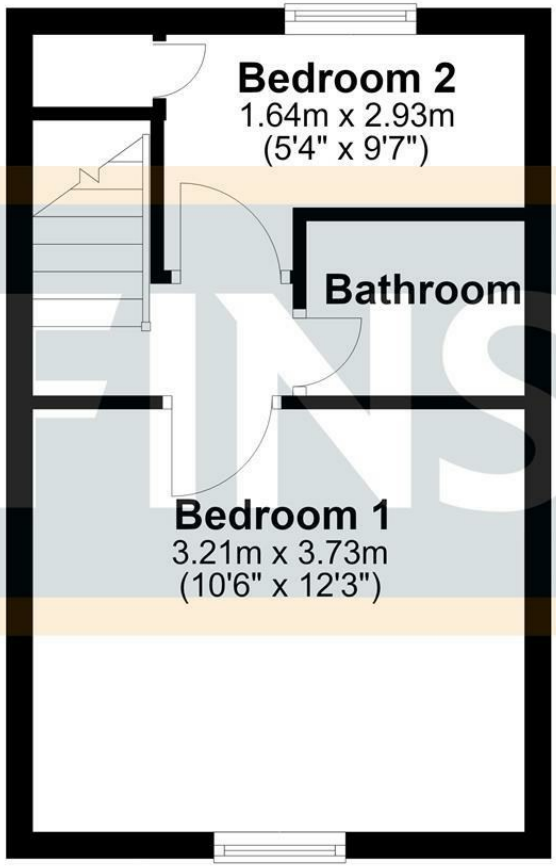
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



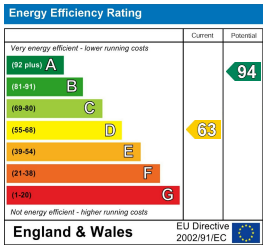
Ground Floor
Approx. 22.6 sq. metres (242.9 sq. feet)



First Floor
Approx. 25.6 sq. metres (275.8 sq. feet)



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Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk Council

Total area: approx. 48.2 sq. metres (518.6 sq. feet)

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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.