



The Granary, Clare, CO10 8LL

**CHEFFINS**

## The Granary

Clare,  
CO10 8LL

A well presented two bedroom terraced house located in the popular village of Clare, Suffolk with good access to local amenities. The property benefits from off road parking space and rear garden. Available 11th April 2025.

- Two Bedrooms
- Sitting Room
- Kitchen Breakfast Room
- EPC Rating C
- Council Tax Band B
- Minimum 6 Month Tenancy



£995 PCM





## GROUND FLOOR

### Porch

Window to front, door to:

### Sitting Room

Window to front, stairs to first floor, door to:

### Kitchen Breakfast Room

Fitted wall and base units with worktop over, electric cooker, gas hob, space for appliances, stainless steel sink with mixer tap and drainer, window to rear, door to rear

## FIRST FLOOR

### Landing

Doors to:

### Bedroom One

Window to rear, storage cupboard

### Bedroom Two

Window to front

### Bathroom

Panelled bath with mixer tap and shower over, wash hand basin, wc, window to front

## Garden

Low maintenance rear garden enclosed by timber fences with gated rear access

## Parking

Once allocated parking space to rear of property

## Holding Deposit

£229.00

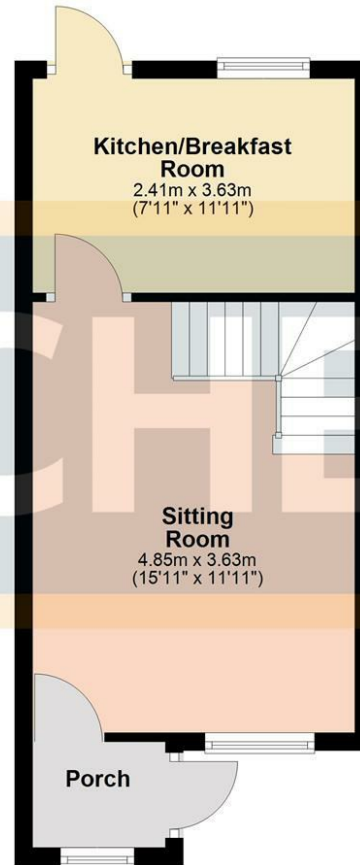
## Material Information

For more information on this property please refer to the Material Information brochure on our Website



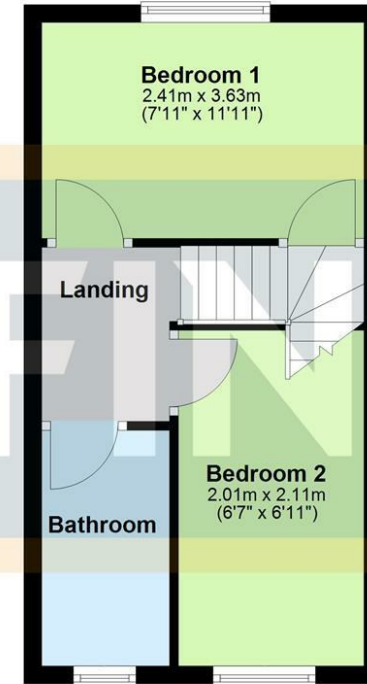
### Ground Floor

Approx. 28.7 sq. metres (308.7 sq. feet)



### First Floor

Approx. 26.3 sq. metres (283.3 sq. feet)



Total area: approx. 55.0 sq. metres (592.0 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Agents note:

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Cavendish House, 27a High Street, Haverhill, Suffolk, CB9 8AD | 01440 707076 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

