



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

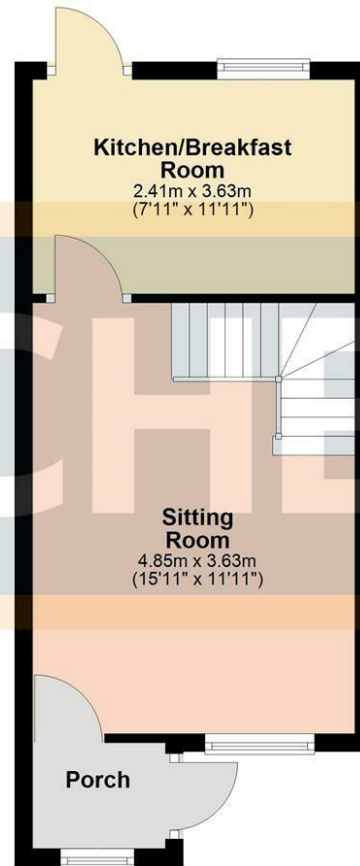
Material Information

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



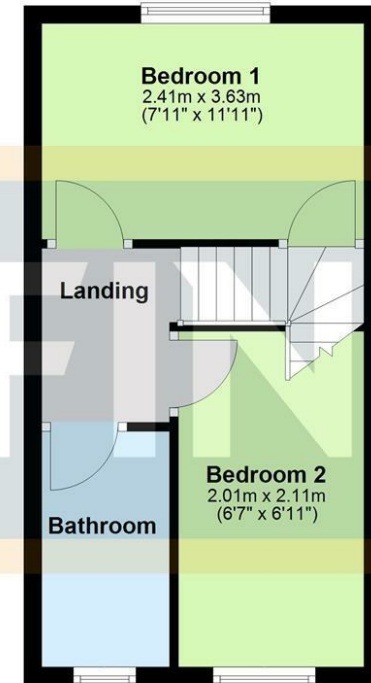
Ground Floor

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

Agents note:

For more information on this property please refer to the Material Information Brochure on our website.

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.



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