

Upper Green, Stoke By Clare, CO10 8HL

CHEFFINS

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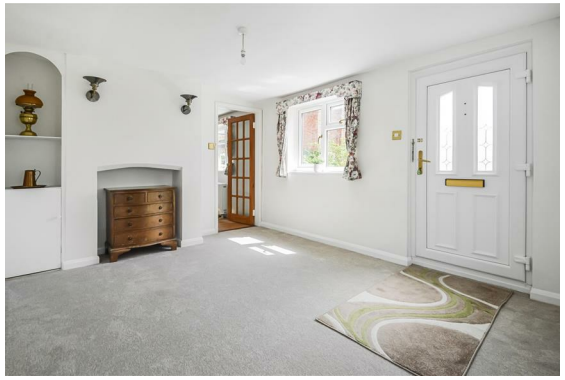
Guide Price £220,000

A two bedroom, end terraced cottage situated in the quaint village of Stoke By Clare. Benefitting from a fitted kitchen/diner, first floor bathroom and front garden which overlooks the village green. (EPC Rating TBC).



LOCATION

Stoke By Clare is a pretty unspoilt Suffolk village giving easy access to Haverhill 5.3 miles, Sudbury 11 miles, Saffron Walden 14.7 miles and Cambridge 24.4 miles. Local facilities include, private school and nursery with further facilities in the nearby towns of Haverhill and Clare.








LIVING ROOM
Dual aspect windows, electric storage heater, fireplace, storage cupboard, stairs to first floor, door to:

KITCHEN/DINING ROOM
Fitted with matching base and eye level units, plumbing for washing machine, space for fridge/freezer, electric cooker, four ring hob with extractor over, stainless steel sink with mixer tap, window to rear, electric storage heater, dual aspect windows.

FIRST FLOOR

LANDING
Doors to:

BATHROOM
Three piece suite comprising low level wc, pedestal hand wash basin, panelled bath, obscure window.

BEDROOM TWO
Dual aspect windows, double storage cupboard, electric storage heater, door to:

BEDROOM ONE
Window to front, electric storage heater, built in wardrobes.

OUTSIDE
There is a right of access pathway to the neighbouring houses. The property has a small patio front garden, with mature shrubs and plants.

AGENTS NOTE
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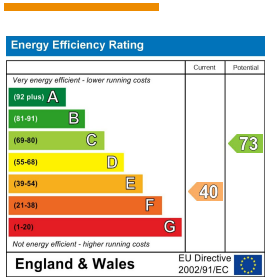
Viewings Strictly by appointment through the selling agents.

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.

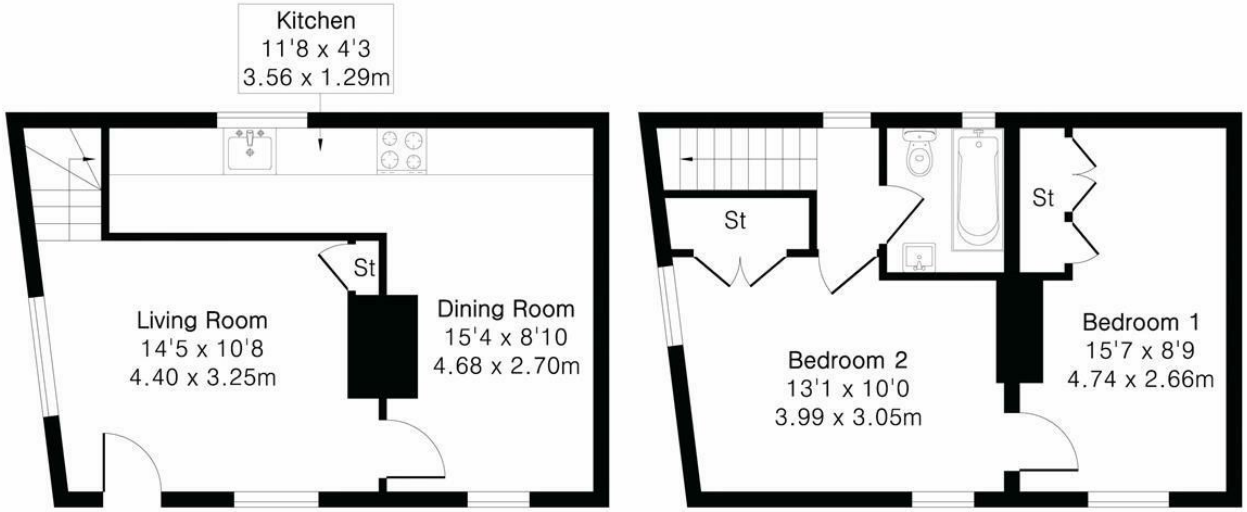




Approximate Gross Internal Area 710 sq ft - 66 sq m

Ground Floor Area 355 sq ft – 33 sq m

First Floor Area 355 sq ft – 33 sq m



Ground Floor

First Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

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: 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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