



Nethergate Street, Clare, CO10 8NP

**CHEFFINS**



## Nethergate Street

Clare,  
CO10 8NP

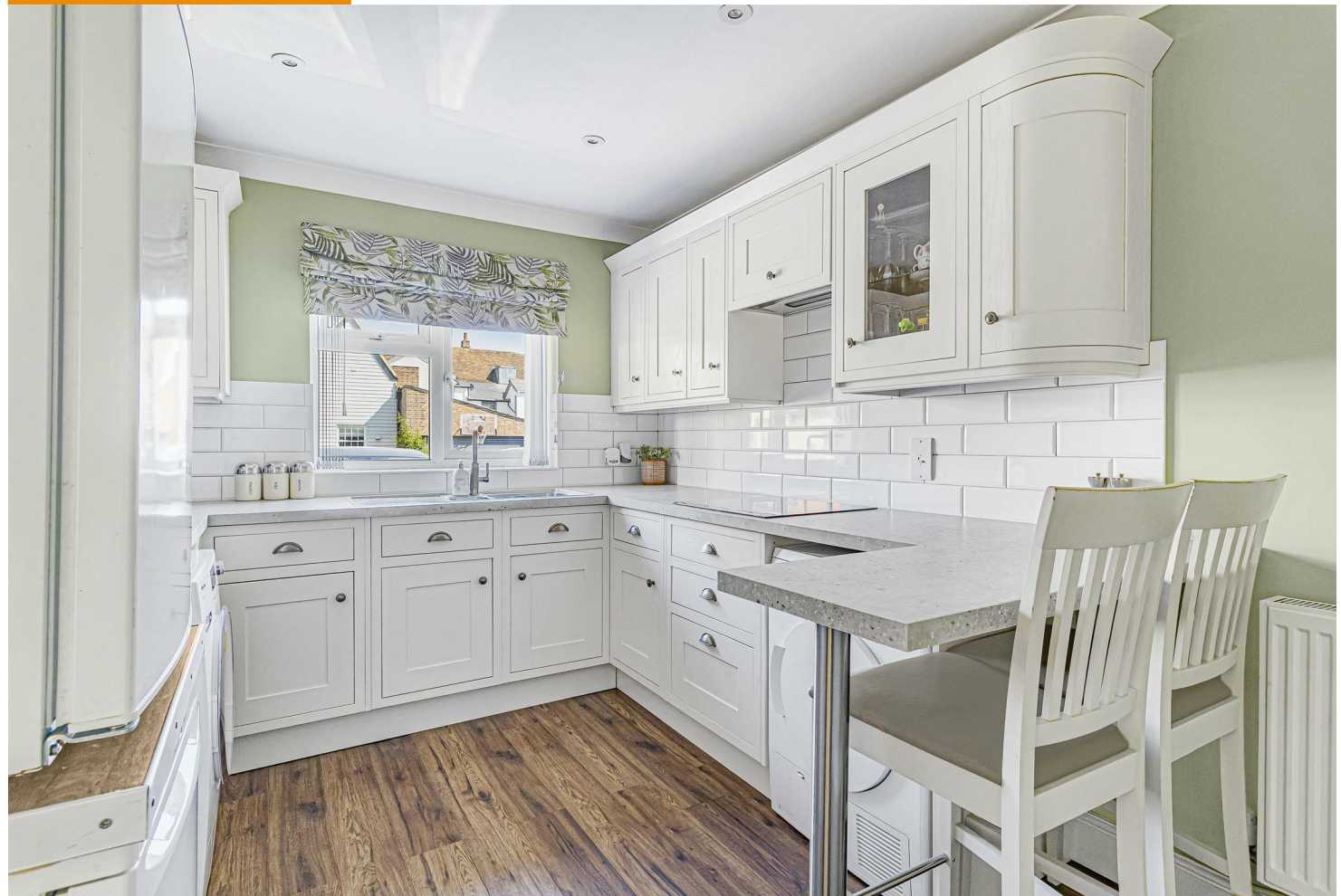
A beautifully presented three bedroom property situated in the sought after village of Clare. The property is benefitted by fitted kitchen and breakfast bar, study/walk in wardrobe, downstairs bathroom, low maintenance rear garden and one allocated parking space. (EPC Rating C)

### 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.



Guide Price £325,000





## GROUND FLOOR

### ENTRANCE HALL

Stairs, doors to:

### LIVING ROOM

3.35m x 3.35m (11'0" x 11'0") French doors to rear garden, radiator.

### KITCHEN

3.66m x 3.35m (12'0" x 11'0") Matching range of base and eye level units, one and half bowl stainless steel sink, built in eye level double oven, induction hob with extractor over, breakfast bar, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, radiator, window to side.

### DINING ROOM/BEDROOM THREE

2.69m x 1.70m (8'9" x 5'6") Window to side, radiator.

### BEDROOM TWO

3.35m x 2.97m (3.35m x 2.97m) Storage cupboard, radiator, window to side.

### BATHROOM

Three piece suite comprising p shape bath with shower over, hand wash basin, low wc, storage cupboard, window to side.

## FIRST FLOOR

### LANDING

Storage cupboard, velux window, doors to:

### BEDROOM ONE

3.30m x 3.18m (10'9" x 10'5") Window to rear, velux window, radiator.

## WALK IN WARDROBE/STUDY

3.15m x 1.60m (10'4" x 5'2") Radiator.

## OUTSIDE

Upon leaving the property through the French doors in the living room is an immediate patio area for seating. There are two timber sheds. The garden is enclosed by timber fencing, with an access gate leading to the front of the property where you will find one allocated parking space.

## AGENTS NOTE

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.

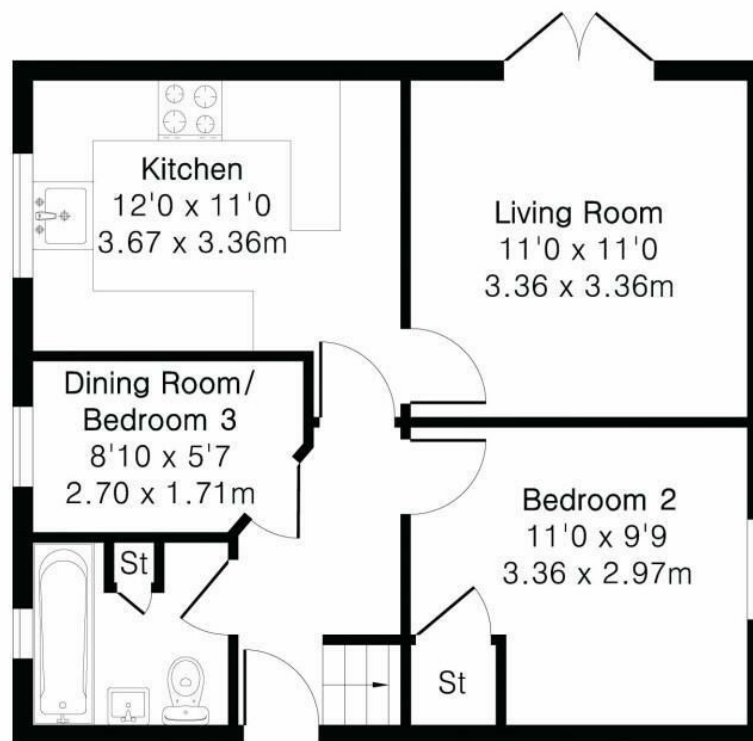




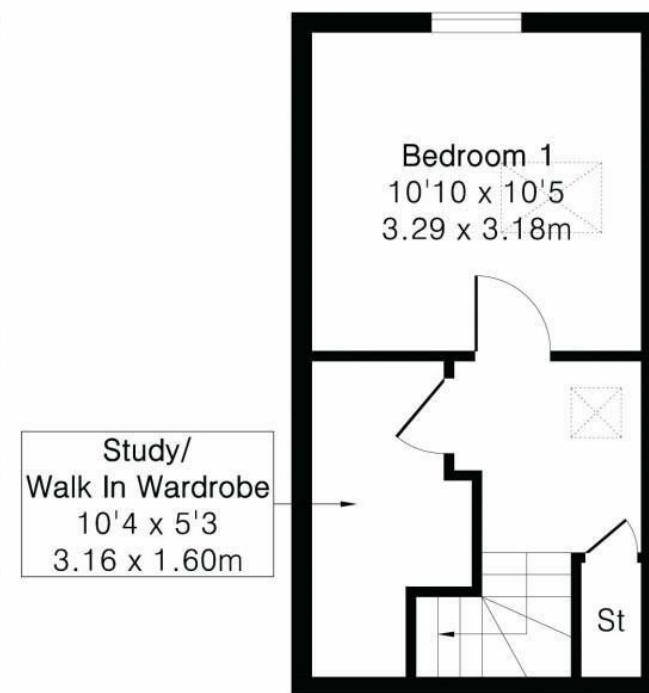
**Approximate Gross Internal Area 721 sq ft - 67 sq m**

Ground Floor Area 493 sq ft – 46 sq m

First Floor Area 228 sq ft – 21 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

Guide Price £325,000

Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk

**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

27A High Street, Haverhill, CB9 8AD | 01440 707076 | [cheffins.co.uk](http://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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