



Upper Green, Stoke By Clare, CO10 8HL

**CHEFFINS**



## Upper Green

Stoke By Clare,  
CO10 8HL

A beautifully presented one bedroom cottage situated in the quaint village of Stoke By Clare, benefiting from a first floor bathroom, spacious bedroom and gardens to the side and front. (EPC Rating F).

### 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.



**Guide Price £205,000**





## GROUND FLOOR

### LOUNGE/DINER

Two windows, radiator, open fireplace (currently unused without grate), large understairs storage.

### KITCHEN

Fitted with base and eye level units, plumbing for washing machine, space for fridge/freezer, with four ring hob with extractor over, electric oven, sink, window, radiator, door to side garden.



## FIRST FLOOR

### BEDROOM ONE

Double bedroom, window, radiator, door to wardrobe which is fitted with clothes rail and large shelf.

### BATHROOM

Three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level wc, heated towel rail, obscure window, extractor fan.

### OUTSIDE

The garden to the side of the property is low maintenance, with a raised decked area. The front garden is enclosed by picket fencing with an area for seating. There is shared access to the neighbours property.

### AGENTS NOTE

AGENTS NOTE – For more information on this property, please refer to the Material Information brochure that can be found on our website.



The vendor has advised the heating is to radiators and powered by propane gas cylinders.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	22	73
EU Directive 2002/91/EC		

Guide Price £205,000

Tenure - Freehold

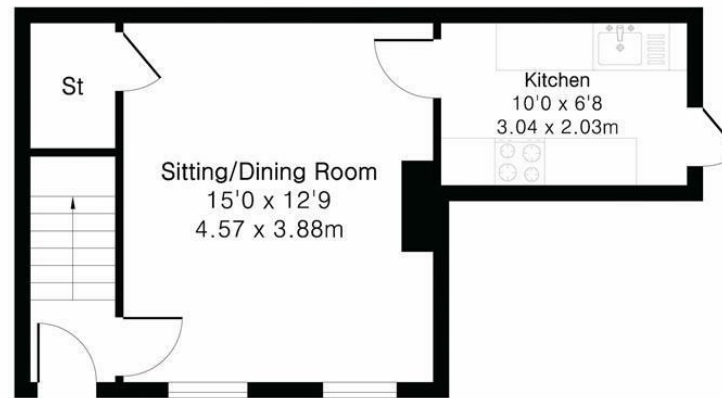
Council Tax Band - B

Local Authority - West Suffolk

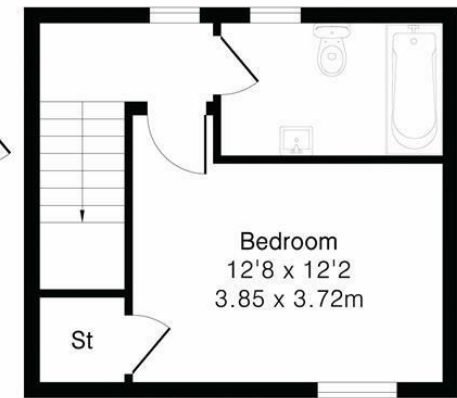
**Approximate Gross Internal Area 571 sq ft - 53 sq m**

Ground Floor Area 321 sq ft - 30 sq m

First Floor Area 250 sq ft - 23 sq m



Ground Floor



First Floor



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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[For more information on this property please refer to the Material Information Brochure on our website.](#)



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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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