



Gilbert Road, Clare, CO10 8QW

CHEFFINS

Gilbert Road

Clare,
CO10 8QW

An immaculately presented four bedroom detached property occupying a wonderful cul de sac location within easy access to local amenities. The property benefits from many fine features including generous lounge/dining room, front and rear gardens, single garage and driveway. (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.

4 1 1

Guide Price £385,000





GROUND FLOOR

ENTRANCE HALL

Storage cupboard, doors to:

SITTING/DINING ROOM

Window to front, two radiators, patio doors to garden.

KITCHEN/BREAKFAST ROOM

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

WC

Two piece suite comprising low level wc, pedestal hand wash basin, radiator, obscure window.

FIRST FLOOR

LANDING

BEDROOM ONE

Window to rear, radiator, range of bedroom furniture including wardrobes, dressing table and bedside cabinets.

BEDROOM TWO

Window to front, radiator.

BEDROOM THREE

Window to front, radiator.

BEDROOM FOUR

Window to rear, radiator,

BATHROOM

Three piece suite comprising corner bath,

pedestal hand wash basin, low level wc, obscure window, radiator.

OUTSIDE

A low maintenance paved patio rear garden, enclosed by hedging with side access to the front of the property.

GARAGE AND PARKING

Single garage with up and over door, power and lighting connected. Off road parking for at least 2 vehicles.

AGENTS NOTE

AGENTS NOTE - We have been made aware there is a planning application for houses to be built to the rear of the property.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	69	79
EU Directive 2002/91/EC		

Guide Price £385,000

Tenure – Freehold

Council Tax Band – D

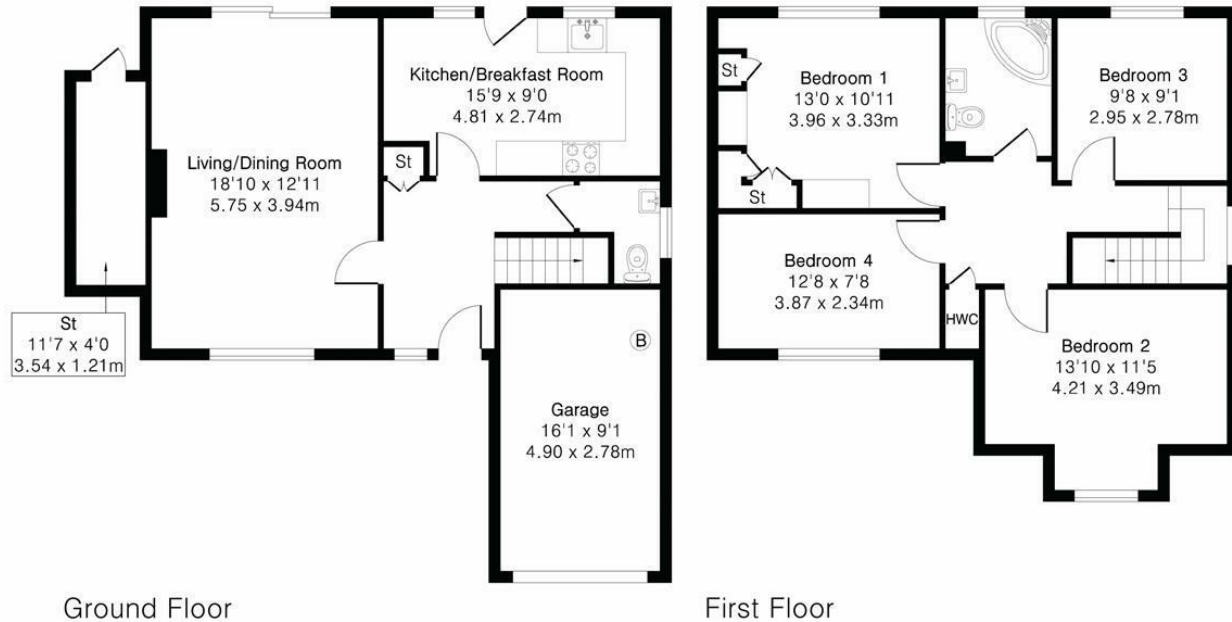
Local Authority – West Suffolk

**Approximate Gross Internal Area 1201 sq ft - 111 sq m
(Excluding Garage)**

Ground Floor Area 563 sq ft – 52 sq m

First Floor Area 638 sq ft – 59 sq m

Garage Area 147 sq ft – 14 sq m



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.

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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