



9 Church Lane  
Clare, Suffolk

DAVID  
BURR

# 9 Church Lane, Clare, Sudbury, Suffolk CO10 8PB

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and the magnificent St. Peter and St. Paul Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east. Bury St Edmunds lies approximately 16 miles to the north, whilst Cambridge is 25 miles to the west.

This Grade II Listed maisonette is situated in the heart of Clare just a stone's throw of the town's main amenities. The accommodation offers spacious light and airy characterful accommodation and a courtyard garden.

## A two bedroom Grade II Listed maisonette just a stone's throw from the town's main amenities.

Entrance into:

**ENTRANCE HALL** With stairs leading up to the first floor.

**SITTING ROOM** With inglenook fireplace with stone hearth and oak bressumer, exposed beams, laminate flooring, electric heater, window to the front aspect and door to:

**KITCHEN/DINING ROOM** Range of wall and base units, integrated electric oven, Neff four ring electric hob with extractor over, stainless steel sink unit, exposed beams and window to the front aspect. Space for fridge/freezer.

### First Floor

**LANDING** Landing area with doors to:

**BEDROOM 1** Double bedroom with exposed beams and window to the front aspect overlooking the Market Square.

**BEDROOM 2** Bedroom with exposed beams and window to the front aspect overlooking the Market Square.

**SHOWER ROOM** With WC, pedestal sink unit, shower cubicle and partly tiled walls.

**TENURE:** To Let.

**TENANT INFORMATION:** A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 week's security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

**SERVICES:** Mains drains and electric heating. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council: Council Tax Band:B. £1,664.14 per annum.

**EPC RATING:** N/A.

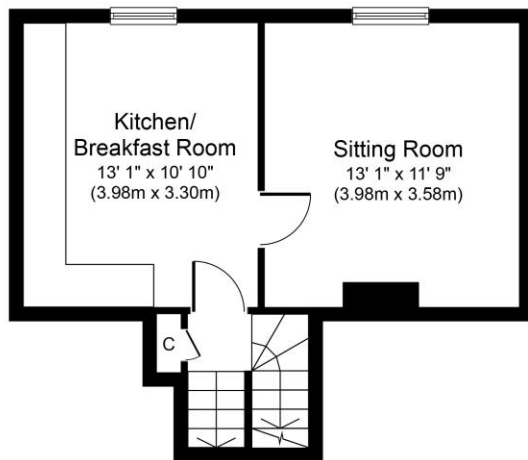
**VIEWING:** Strictly by prior appointment through DAVID BURR.

**WHAT THREE WORDS DIRECTIONS:** Spilling, vintages, include.

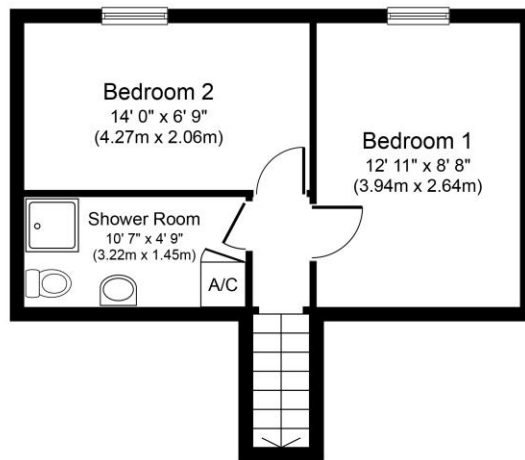
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**Ground Floor**  
Approximate Floor Area  
341 sq. ft.  
(31.7 sq. m.)



**First Floor**  
Approximate Floor Area  
318 sq. ft.  
(29.5 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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