



**21 Nethergate Street
Clare, Suffolk**

**DAVID
BURR**

21 Nethergate Street, Clare, Sudbury, Suffolk CO10 8NP

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. A wide range of amenities are also on offer including a doctor's surgery, schools, butcher and public houses. 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 attractive three-storey Grade II listed Georgian townhouse is situated in a prominent position in the heart of Clare requiring complete refurbishment. The property offers the potential to create a stylish and comfortable home filled with Georgian character features with the added benefit of a generous rear garden, all within walking distance of amenities in Clare.

A semi-detached Georgian property requiring complete modernisation in the heart of Clare.

Entrance into:

ENTRANCE HALL With stairs rising to the first floor.

SITTING ROOM A well proportioned room with tiled fireplace, exposed wooden floor boards and sash window to the front.

DINING ROOM With former fireplace recess housing the boiler serving radiators and a door leading to the rear.

KITCHEN With units under worktops, sink and drainer and space for appliances.

UTILITY ROOM Featuring a cupboard under the stairs.

BATHROOM With a WC, wash basin and bath.

First Floor

BEDROOM 1 Featuring an attractive Georgian fireplace and outlook to the front.

BEDROOM 2 With outlook to the front and cupboard housing the hot water cylinder.

Second Floor

BEDROOM 3 A spacious room offering the potential to create a master suite, however at present with restricted ceiling height.

Outside

The property enjoys a generous rear garden which is predominantly paved with a small area of lawn and mature beds and borders and a range of useful outbuildings. A pedestrian right of way exists providing access through the neighbouring property to Nethergate Street.

TENURE: Freehold

SERVICES: Main drains, electricity and gas-fired heating. **NOTE:** None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: C. £1,852.83 per annum.

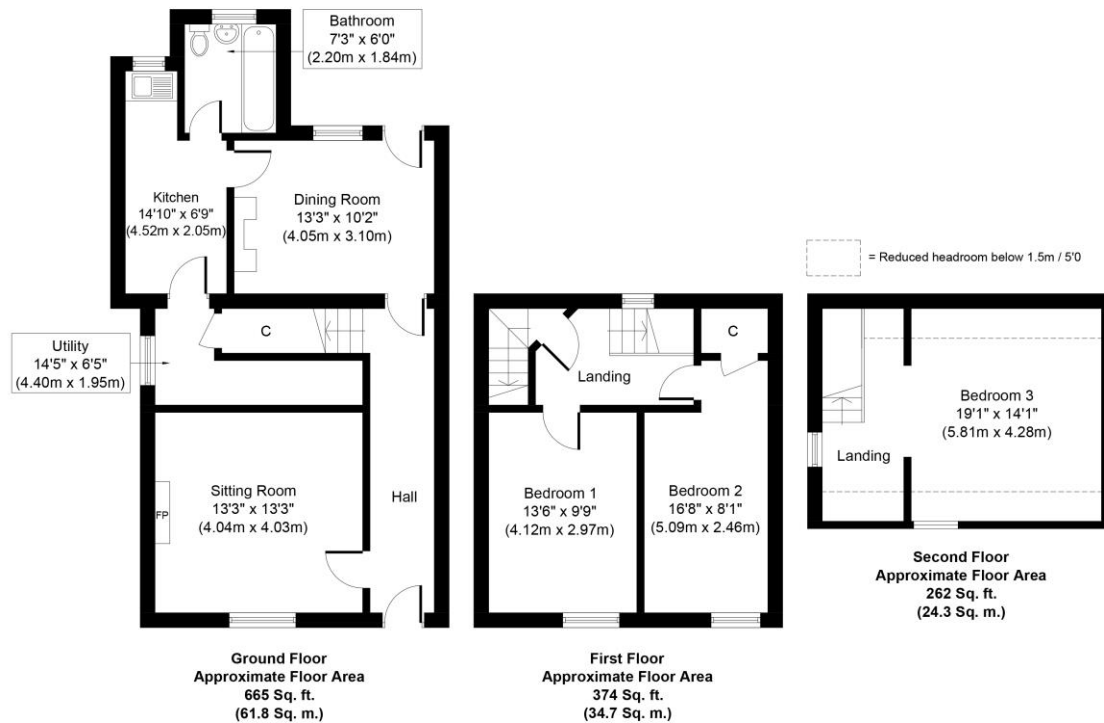
EPC RATING: N/A.

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WHAT THREE WORDS DIRECTIONS: exhaled, regaining, defected.

VIEWING: Strictly by prior appointment through DAVID BURR.

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