

DAVID
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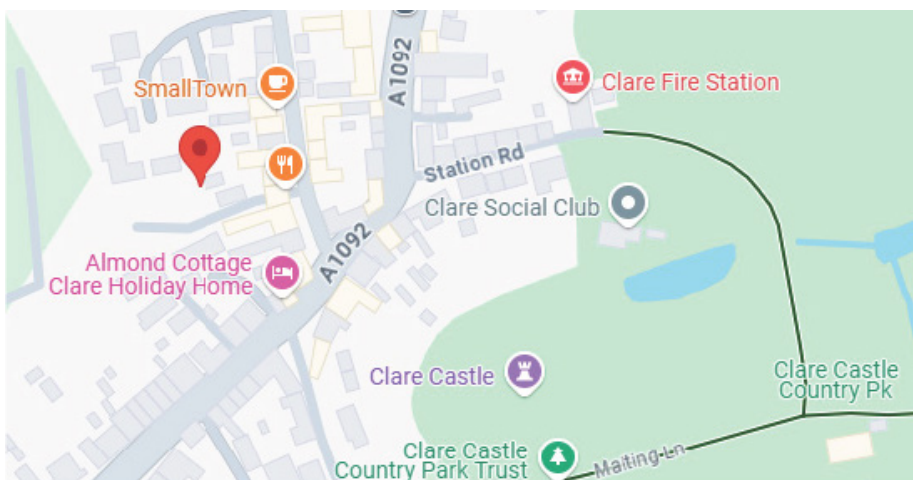


Imogen House

High Street, Clare, Suffolk

Imogen House 5 High Street, Clare, Sudbury, Suffolk

This unique Grade II listed town house is situated in a prominent and central location close to amenities. The property offers deceptively spacious living accommodation over three floors and enjoys a wealth of character features and a delightful enclosed south west facing rear garden.



- A unique Grade II listed town house situated in a prominent and central location
- Close to amenities
- Deceptively spacious living accommodation over three floors
- Wealth of character features
- Delightful south west facing rear garden

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INTERIOR

ENTRANCE HALL A large hall with tiled flooring, double cloaks cupboard, door to the terrace and door to the: **INNER HALL** With tiled flooring, access to the utility room, stairs rising up to the first floor and a door to: **CLOAKROOM** With WC and wash basin. **UTILITY ROOM** With tiled flooring and featuring a range of wall and base units set under worktop with a ceramic sink inset, space and plumbing for a washing machine and tumble dryer and French doors to the garden. This room offers the potential to be converted into the kitchen with the main benefit being it offers direct access into the garden. Stairs rise to the First Floor: **SITTING ROOM** A spacious open plan area with exposed studwork and opening through to the landing area with a staircase to the first floor and step up to the: **LIBRARY AREA** Currently fitted with a range of bookcases. **KITCHEN** A bright room fitted with a range of wall and base units under tiled worktops with a 1.5 bowl stainless steel sink inset and water softener. Space for under counter fridge and freezer and range-style cooker, tiled flooring and outlook to the terrace. **BEDROOM 2** A bright double room with outlook to the front aspect, exposed beams and a large walk-in wardrobe. **BEDROOM 3** Another double room with exposed beams and outlook to the front aspect. **FAMILY BATHROOM** Fitted with a WC, wash basin, bath with shower attachment, walk-in shower and extensively tiled walls and floor. Staircase to the second floor: **BEDROOM 1** A bright double room featuring a large double wardrobe and outlook to the front aspect.



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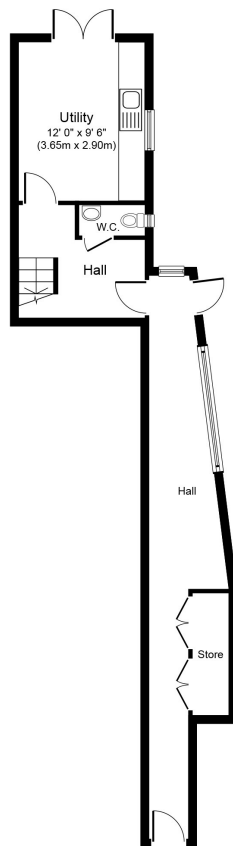
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EXTERIOR

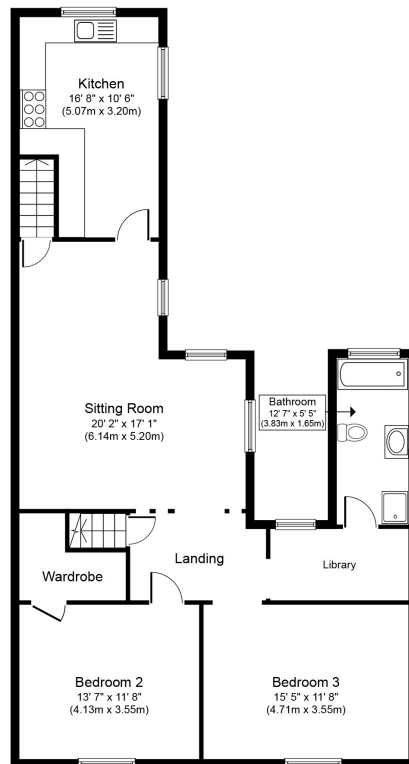
The rear of the property features a Mediterranean style courtyard garden with an extensively paved terrace with raised beds and a high level border. The garden also features a prominent water feature and mature trees and shrubs.



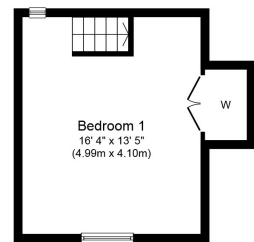
Floorplan



Ground Floor
Approximate Floor Area
388 sq. ft.
(36.0 sq. m.)



First Floor
Approximate Floor Area
1,066 sq. ft.
(99.0 sq. m.)



Second Floor
Approximate Floor Area
237 sq. ft.
(22.0 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. 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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Clare, Suffolk

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.



Material Information

SERVICES: Mains water and mains drains. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: D. £2,139.61 per annum.

PROPERTY POSTCODE: CO10 8NY

TENURE: Leasehold. 961 years remaining from July 2002.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

Broadband: Yes Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

FLYING FREEHOLD: A flying freehold exists, we believe this to be the access, staircase and first floor a defined in the registered Title.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS:

SUBSIDENCE HISTORY: None known.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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