

DAVID
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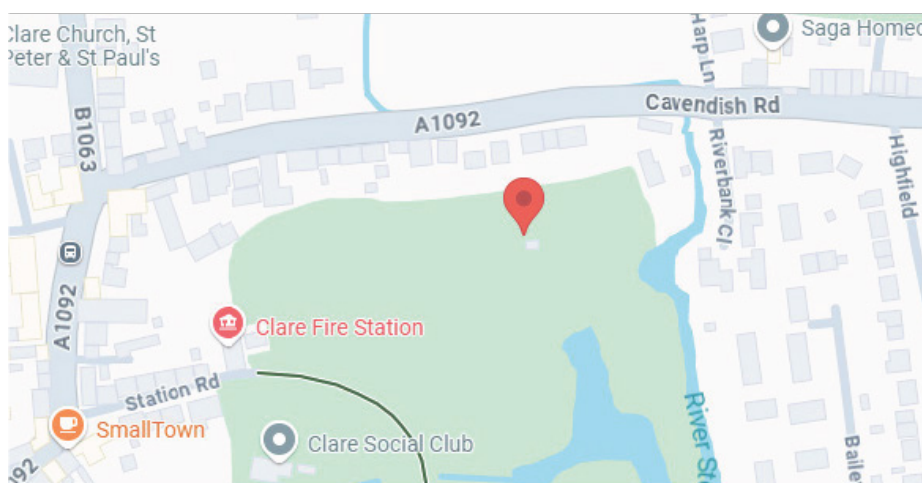


8 Cavendish Road

Clare, Sudbury, Suffolk CO10 8PH

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A two bedroom extended period cottage situated within a short walk to the town schools, amenities and recreational playing field. The property enjoys a range of original character features and benefits from a large courtyard garden.



- Two bedrooms
- Extended period cottage
- Range of original character features
- Situated within a short walk of the town's schools and amenities
- Large courtyard garden

INTERIOR

SITTING ROOM with exposed beams and featuring a fireplace with log grate, storage built into the recesses and French doors leading out. An opening leads through to the comprehensively fitted KITCHEN comprising a range of wall and base units under worktop with electric double oven and four ring hob, space and plumbing for a washing machine and tumble drier and space for a fridge/freezer. Brick tiled flooring and opening through to the vaulted CONSERVATORY with French doors to the courtyard.

The first floor enjoys two generous bedrooms. The main with exposed brickwork and a range of storage cupboards and fitted wardrobes and a BATHROOM comprising panelled bath, separate tiled shower cubicle, vanity sink unit, WC and extensively tiled walls.



EXTERIOR

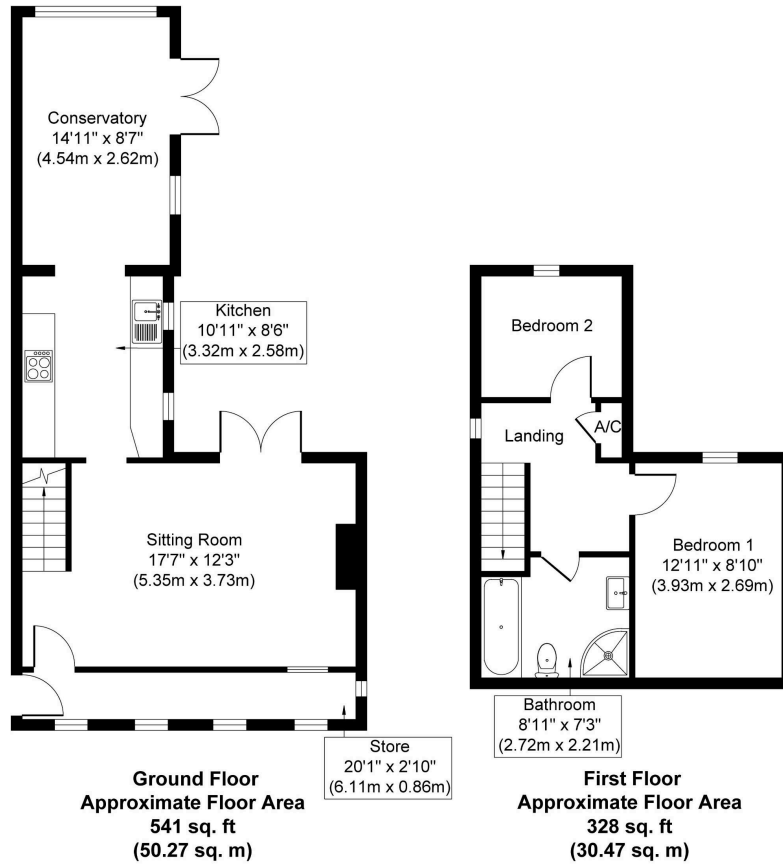
The property enjoy a large courtyard garden with raised flower beds, plenty of space for Alfresco dining and a secure gate leads out. Parking for the property is close by, located at the recreational playing fields, just a short walk from the property.



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Phone 01787 277811 or email clare@davidburr.co.uk

Floorplan



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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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: Main water and main drains. Main electricity connected. Gas-fired heating. **NOTE:** None of these services have been tested by the agent.

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

COUNCIL TAX BAND: B. £1,664.14 per annum.

EPC: Band D.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps. **Phone Signal:** Yes.

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 phone services by visiting <https://checker.ofcom.org.uk/>.

FLYING FREEHOLD: If applicable.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

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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Bury St Edmunds

01284 725525
bury@davidburr.co.uk

Castle Hedingham

01787 463404
hedingham@davidburr.co.uk

Clare

01787 277811
clare@davidburr.co.uk

Holiday lets

01787 888698
support@davidburrholidaylets.co.uk

Leavenheath

01206 263007
leavenheath@davidburr.co.uk

Long Melford

01787 883144
melford@davidburr.co.uk

Newmarket

01638 669035
newmarket@davidburr.co.uk

Woolpit

01359 245245
woolpit@davidburr.co.uk

London SW1

0207 839 0888
london@davidburr.co.uk