

DAVID
BURR



The Hideaway, 5 Church Lane, Clare, Sudbury, Suffolk CO10 8PB

A beautifully presented fully furnished two bedroom Grade II Listed property located in the town centre, within a quiet tucked away location, within easy reach of the amenities.

The property also benefits from a small enclosed courtyard garden.

Guide £925.00 pcm

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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.

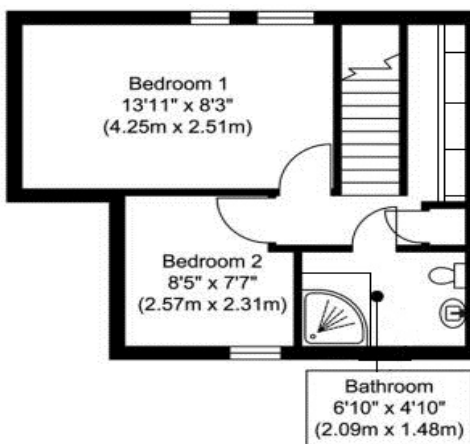
INTERIOR

Ground Floor: The property is open-plan on the ground floor comprising a range of country-style kitchen wall and base units under oak worktop with Butler sink inset. Freestanding electric cooker and space and plumbing for a washing machine. The room opens up to a beautiful seating area set adjacent an impressive inglenook fireplace with log burning stove inset with oak bressummer over. The room enjoys exposed oak beams, high ceilings and offers an abundance of natural light and space for a small dining table and chairs and stairs lead to the First Floor.

First Floor: With landing area behind a balustrading with doors opening into: BEDROOM 1 which is a spacious double bedroom with exposed chimney breast, exposed beams and sash windows. BEDROOM 2 with exposed beams. BATHROOM stylishly fitted, comprising tiled shower cubicle, pedestal sink unit, WC and vanity shelf with a large fitted mirror.

EXTERIOR

The property enjoys a pedestrian Right of Access to the front door. There is a dining terrace, suitable for a table, chairs and storage shed, as well as pots and plants. The property enjoys a centrally positioned location within the town centre, just a moment's walk from the main amenities the town has to offer. Yet tucked away from the road in a quiet location.



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or lessee. 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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Viewing strictly by appointment with David Burr.

Castle Hedingham	(01787) 463404
Clare	(01787) 277811
Leavenheath	(01206) 263007
Long Melford	(01787) 883144
Newmarket	(01638) 669035
Woolpit	(01359) 245245
Bury St Edmunds	(01284) 725525
Linton & Villages	(01440) 784346
London	(020) 78390888

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Additional information:

SERVICES: Mains drains, electricity and electric heating. None of the 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: TBC.

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 weeks 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.'

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 whatever 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.