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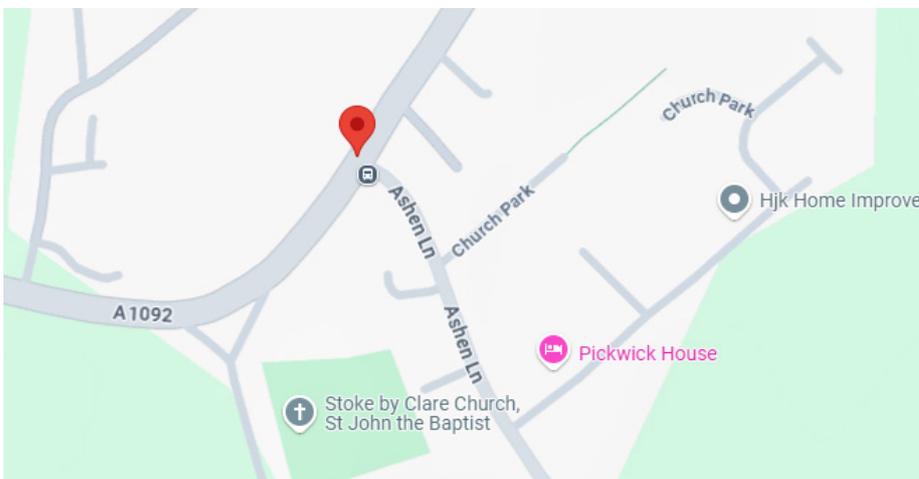
13 The Street  
Stoke By Clare, Suffolk

# 13 The Street

Stoke By Clare, Sudbury, Suffolk CO10 8HP

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A charming two bedroom Grade II listed Tudor cottage situated within the heart of this sought after Suffolk village, located within a short walk of the village amenities, shop and public house. The property is in need of cosmetic renovation, but could make for an excellent holiday or long term let and is an ideal investment opportunity.



- A charming two bedroom Grade II listed Tudor Cottage
- Situated within the heart of this sought after Suffolk village
- Short walk to the village amenities
- In need of cosmetic renovation
- Excellent holiday home or long-term let investment opportunity

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## INTERIOR

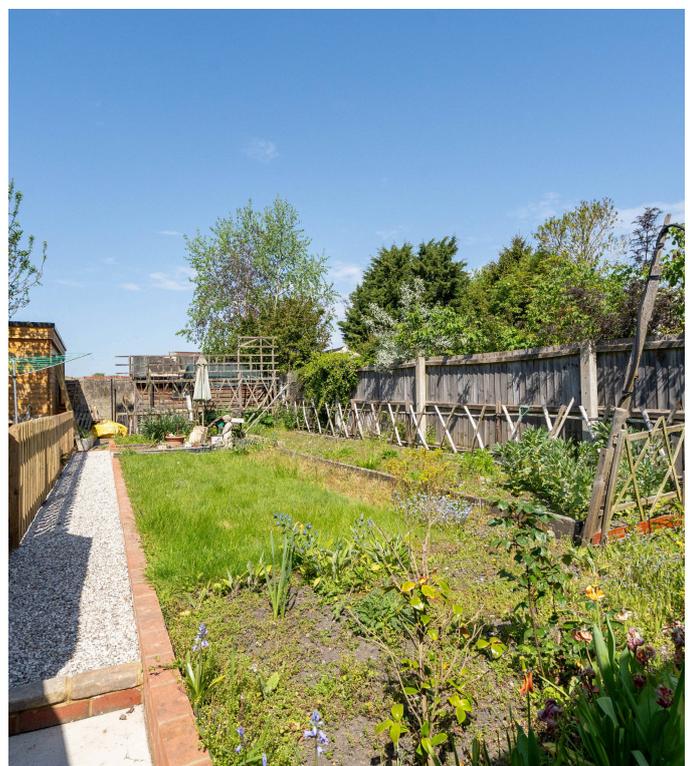
Entrance into the spacious SITTING ROOM with fireplace and storage cupboard built into the chimney recess. With staircase leading to the first floor and door through to the KITCHEN with a further door leading to the REAR LOBBY providing access to the downstairs BATHROOM leading externally to the rear garden.

### FIRST FLOOR

The property enjoys TWO generous BEDROOMS with outlook to the front and rear gardens respectively. To the front, the property enjoys a small area of garden behind a picket fence with a pathway leading to the front door.

## EXTERIOR

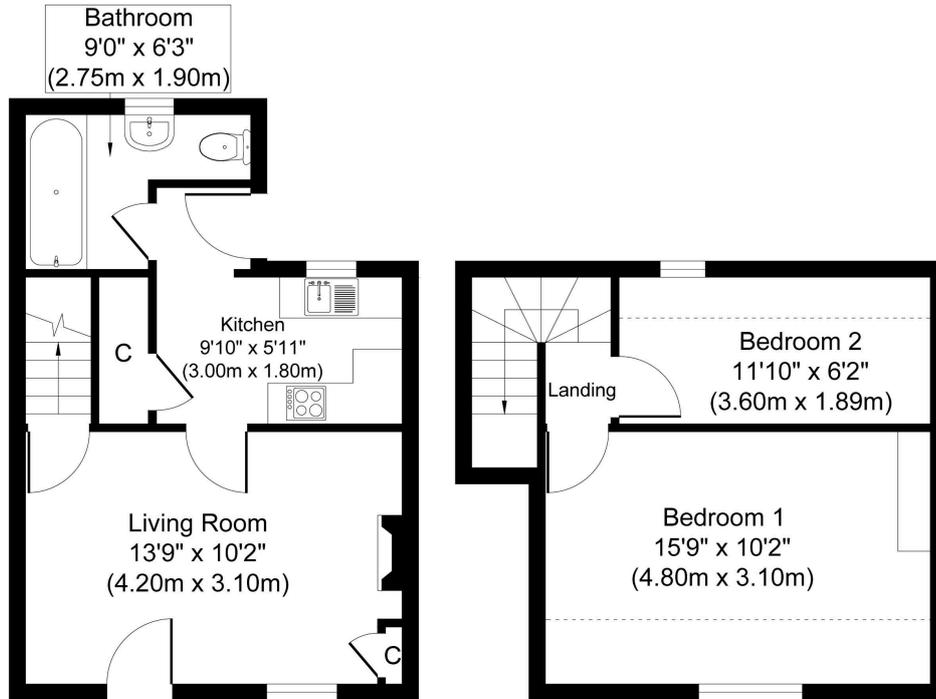
Access to the rear is via a Right of Way through neighbouring properties with generous rear gardens, featuring areas of traditional lawn with mature flower beds, shingled beds and pathways with the potential for storage sheds.



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# Floorplan



**Ground Floor**  
**Approximate Floor Area**  
**307 sq. ft**  
**(28.50 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**276 sq. ft**  
**(25.60 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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# Stoke By Clare, Suffolk

Stoke by Clare is a pretty and highly regarded village. Picturesque cottages and houses surround the village green and local services include a pub, post office, shop and parish church. The village is also home to Stoke College, an independent school and nursery. A wider range of facilities are available at the small market town of Clare.



## Material Information

SERVICES: Mains water and private drainage. Mains electricity connected. 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: TBC.

PROPERTY POSTCODE: CO10 8HP.

TENURE: Freehold.

CONSTRUCTION TYPE: Wood frame.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 66 mpbs download, up to 16 mpbs upload. Telephone 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 telephone services by visiting <https://checker.ofcom.org.uk/>

FLYING FREEHOLD: If applicable.

SUBSIDENCE HISTORY:

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING:

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

RESTRICTIONS ON USE OR COVENANTS: A Right of Way exists between the neighbouring properties as common with properties of this ilke.

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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