

DAVID
BURR



77 Highfield, Clare, Sudbury, Suffolk CO10 8PQ

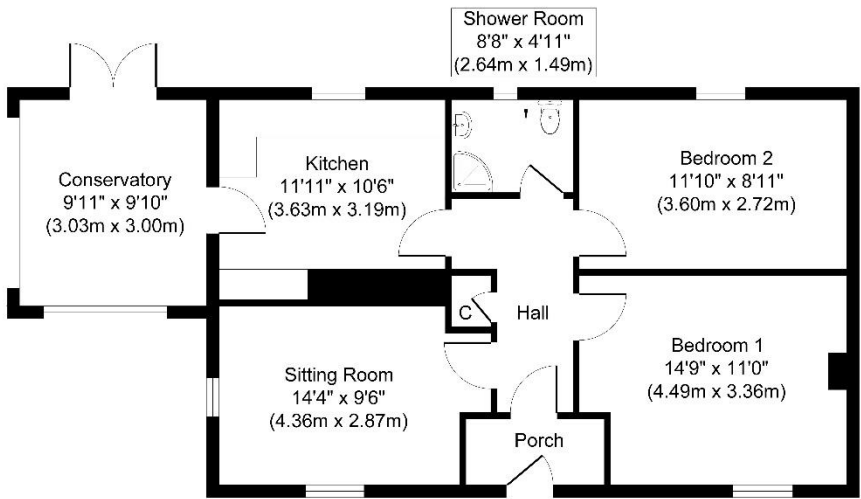
A spacious two bedroom semi-detached bungalow situated in a cul-de-sac location within walking distance of the Town's amenities and Clare Country Park.

Guide £275,000

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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.

A spacious two bedroom semi-detached bungalow situated in a cul-de-sac location within walking distance of the Town’s amenities and Clare Country Park. The property enjoys modern kitchen and bathrooms, two double bedrooms, conservatory and a generous sitting room and a particular highlight is the large corner garden plot with a range of flower and rockery beds, vegetable beds, two garden sheds and a charming low maintenance front garden.



Approximate Floor Area
784 sq. ft
(72.82 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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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
DAVIDBURR.CO.UK	

Additional information:

SERVICES: Main drains, electricity and water. Gas-fired heating. None of the 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: B. £1,744.56 per annum.
Tenure: Freehold.

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