



**3B Nethergate Street
Clare, Suffolk**

**DAVID
BURR**



3B Nethergate Street, Clare, Sudbury, Suffolk CO10 8NP

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 church. 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.

This spacious and centrally located townhouse is situated in a sought-after position just a short walk to the local amenities in Clare. The property offers tastefully presented living accommodation over three floors with an enclosed rear garden, further communal gardens with River frontage and car port to the rear.

A spacious modern townhouse in the heart of Clare convenient for local amenities

Entrance into:

ENTRANCE HALL: With stairs rising to the first floor with cupboard under and additional cloaks cupboard.

KITCHEN/BREAKFAST ROOM: Extensively fitted with a range of units under worktops with a sink and drainer inset. Appliances include an electric double oven and a four ring gas hob, integrated dishwasher and space for a fridge/freezer with an external water softener. The kitchen is open plan through to the **BREAKFAST AND SITTING AREA** with door to the main hallway and outlook to the front. Stone tile flooring.

CLOAKROOM: With WC and wash hand basin.

First Floor

LANDING: Stairs leading to the second floor.

SITTING ROOM: A lovely light room with outlook to the front.

BEDROOM 2: With wall to wall fitted wardrobes and outlook to the rear.

SHOWER ROOM: Tastefully fitted with a white suite comprising WC, wash basin and tiled shower cubicle.

Second Floor

With landing area featuring an airing cupboard and door to:

MASTER SUITE: With fitted wardrobes and storage cupboard and outlook to the front. **EN-SUITE** fitted with a WC, wash basin and tiled shower cubicle.

BEDROOM 3: A further bedroom with outlook to the rear.

Outside

The property is situated in the heart of Clare on the popular Boathouse Mews development with a covered parking area to the rear and shared use of the visitors' parking spaces. A gate leads to the enclosed rear garden which has been designed for ease of maintenance with a large paved terrace, raised flower bed and small garden shed. The property also enjoys use of the shared Boathouse Garden with direct access to the River Stour.

SERVICES: Main water and drainage. Main electricity connected. Gas-fired heating to radiators and water softener. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C. A copy of the energy performance certificate is available on request.

3B Nethergate Street, Clare, Sudbury, Suffolk CO10 8NP

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

COUNCIL TAX BAND: E. £2,615.08 per annum.

TENURE: Freehold.

SERVICE CHARGE: £443.90 per annum.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

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/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: A shared Right of Way exists, being access on foot to the Boathouse Garden and River Stour.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None.

RESTRICTIONS ON USE OR COVENANTS: None known.

FLOOD RISK: None.

COALFIELD OR MINING AREA: None.

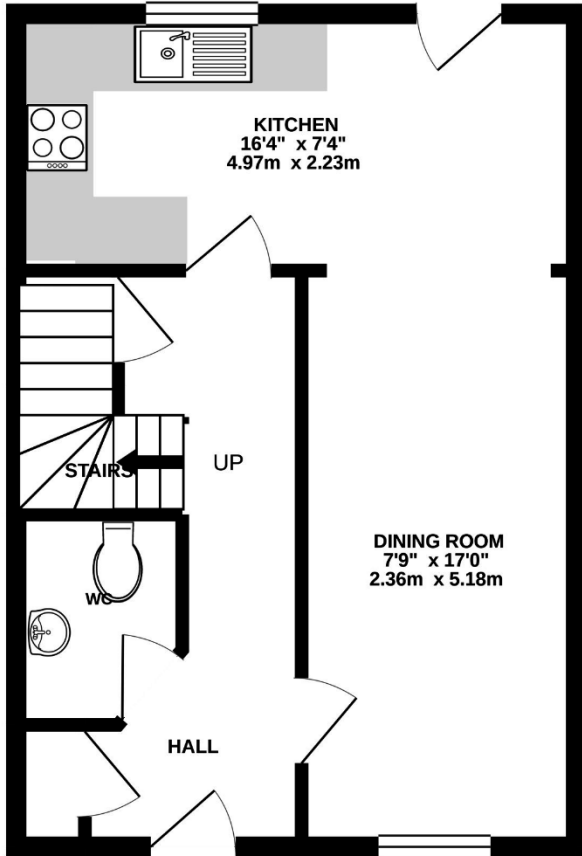
ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

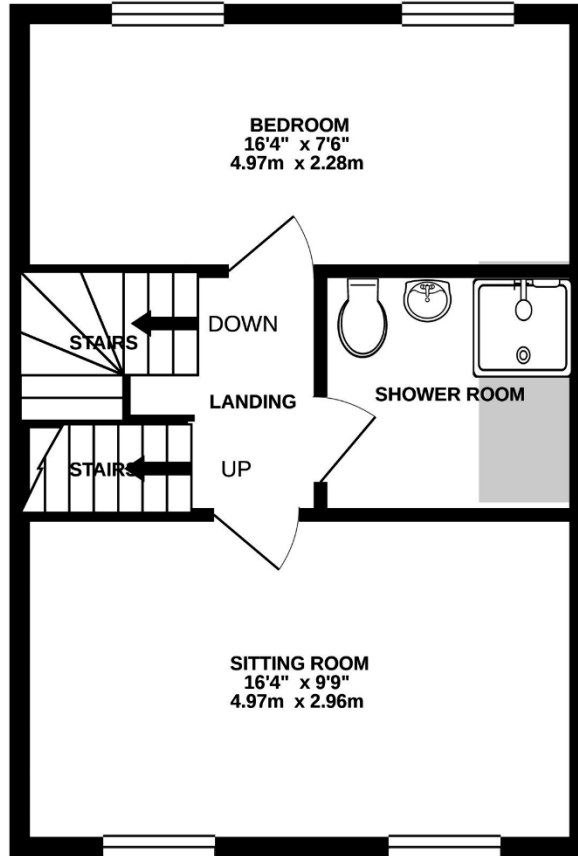
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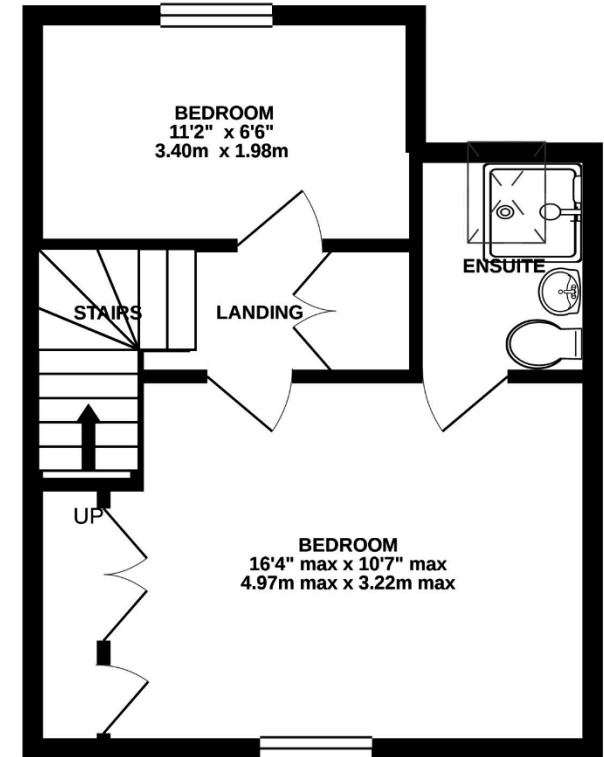
GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.0 sq.m.) approx.

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