



1 Cavendish Road
Clare, Suffolk

**DAVID
BURR**

1 Cavendish Road, Clare, Sudbury, Suffolk CO10 8PE

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.

This unique Victorian property situated in the heart of Clare just a stone's throw away from local amenities. The property offers tastefully presented living accommodation blending original period features with modern finishes whilst offering a particularly impressive basement living area.

A unique Victorian property set within the heart of Clare.

Entrance into:

ENTRANCE HALL A spacious and welcoming hallway with stairs rising to the first floor.

SITTING ROOM A charming room featuring an attractive brick fireplace with a wood burning stove and exposed beams.

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under wooden worktops with a sink and drainer inset. Appliances include an electric oven, space for a fridge/freezer and **Dining Area**.

UTILITY ROOM With plumbing for a washing machine, storage cupboard and door leading to the side.

BASEMENT An impressive room with good ceiling height, currently used as a bedroom and gym area, lending itself to a variety of different uses. Within the floor is a glass covered back-lit well and external steps leading to the side of the property.

First Floor

LANDING Leads to:

BEDROOM 1 A spacious room with fitted cupboards.

BEDROOM 2 Another spacious room with fitted cupboards.

SHOWER ROOM Fitted with a white WC, wash basin and tiled shower cubicle.

Outside

The property benefits from a Right of Way through the neighbouring driveway. To the side of the property is access to a small garage.

TENURE: Freehold.

SERVICES: Main drain, electricity and gas-fired heating.

NOTE: None of the services have been tested by the agent.

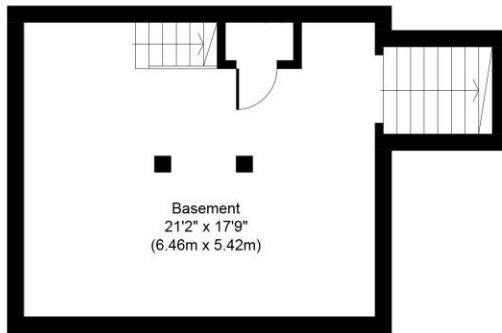
LOCAL AUTHORITY: West Suffolk Council – 01284 763233.
Council Tax Band: C. £1,773.07 per annum.

EPC RATING: TBC

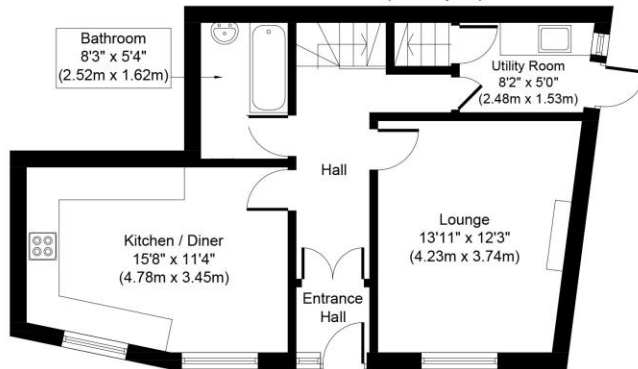
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VIEWING: Strictly by appointment through David Burr – 01787 277811.

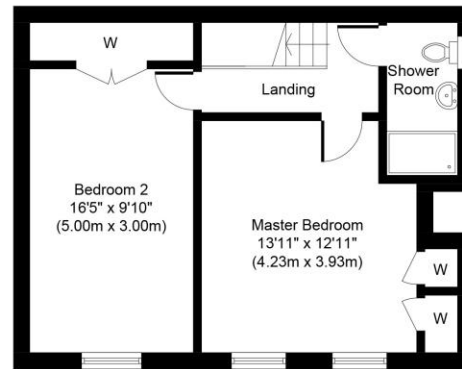
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Basement
Approximate Floor Area
412 Sq. ft.
(38.3 Sq. m.)



Ground Floor
Approximate Floor Area
554 Sq. ft.
(51.5 Sq. m.)



First Floor
Approximate Floor Area
501 Sq. ft.
(46.5 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. 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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