

DAVID
BURR



3 WELL LANE, CLARE, SUFFOLK

This Grade II Listed Victorian terraced cottage is situated in the heart of the popular and sought after market town of Clare. The property, which is also situated just a stone's throw from Clare Country Park, would make an ideal first time home.

Guide £149,950

3 Well Lane, Clare, Sudbury, Suffolk, CO10 8NH

ENTRANCE LOBBY With door through to the **SITTING ROOM**
A light room with sash window to front aspect. Step up to **KITCHEN** Fitted with wall and floor units under worktops with a stainless steel sink and drainer inset. Integrated electric oven and hob with extractor over, space and plumbing for a washing machine and door to courtyard garden and stairs to first floor. **BEDROOM 1** With exposed beams, cupboard and outlook to front aspect. **BEDROOM 2** With outlook to the rear. **BATHROOM** Fitted with a WC, wash basin and panelled bath, exposed beams and extractor fan.

SITTING ROOM

COURTYARD GARDEN

KITCHEN

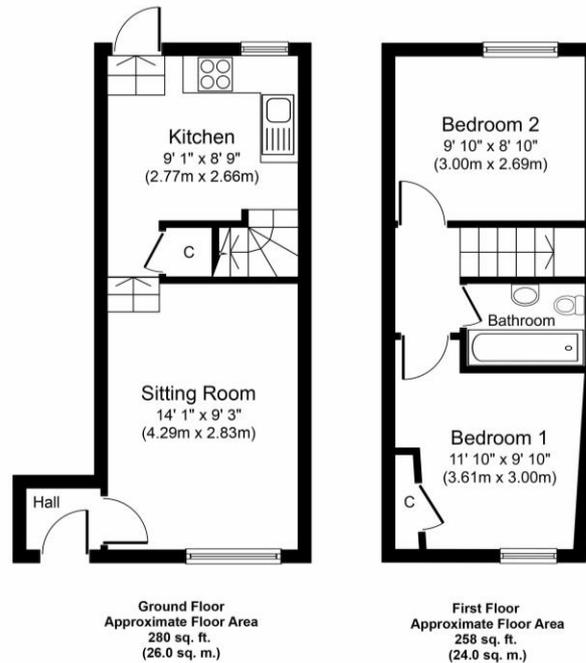
2 BEDROOMS

BATHROOM

Outside

Location

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.



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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Viewing strictly by appointment with David Burr.

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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 water and electricity. Gas fired heating.
None of the services have been tested by the agent.
Local authority: St Edmundsbury District Council.
Viewing: Strictly by prior appointment only through DAVID BURR.

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