



The Snug
2 High Street, Clare

**DAVID
BURR**

The Snug, 2 High Street, Clare, Sudbury, Suffolk CO10 8NY

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priory, Norman Keep and magnificent St Peter and St Paul church. It is very well served for a town of its size with a range of everyday facilities including doctors, shops, schools, which includes the Stour Valley Community School, post office and library. The market town of Sudbury with its branch line commuter service to London Liverpool Street lies 8 miles to the east.

This tastefully presented and newly converted ground floor apartment forms part of a stunning Grade II Listed conversion in one of Clare's most iconic buildings dating back to the 15th Century. The property sits within the heart of Clare and is approached by a secure communal entrance hall and enjoys the benefit of a communal courtyard garden and storage within the basement. The apartment itself has been finished to a high standard blending original period features with modern finishes all set just a stone's throw from local amenities.

A beautifully presented ground floor apartment with communal garden in the heart of Clare.

ENTRANCE is via a secure communal entrance hall in turn with access leading to the rear garden and down to the basement.

ENTRANCE LOBBY with wooden flooring and opening through to the:

SITTING ROOM A lovely light room featuring a fireplace with electric feature stove on a brick hearth, wooden flooring and open plan into the:

KITCHEN/BREAKFAST ROOM Extensively fitted with a range of units under worktops with a sink and drainer inset. Integrated appliances include an electric oven with four ring hob, integrated fridge, freezer and dishwasher, whilst there is also brick flooring and space for a table and chairs.

BEDROOM A light and spacious room with an attractive fireplace.

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

Outside

The property forms part of a development of nine luxury apartments in the heart of Clare all enjoying use of the communal garden to the rear. The Snug also enjoys the benefit of a large storage area within the basement of the property.

SERVICES: Main drainage, electric heating and water.

LEASEHOLD: 199 years as of 1st January 2020 with an annual service charge of £1216.93

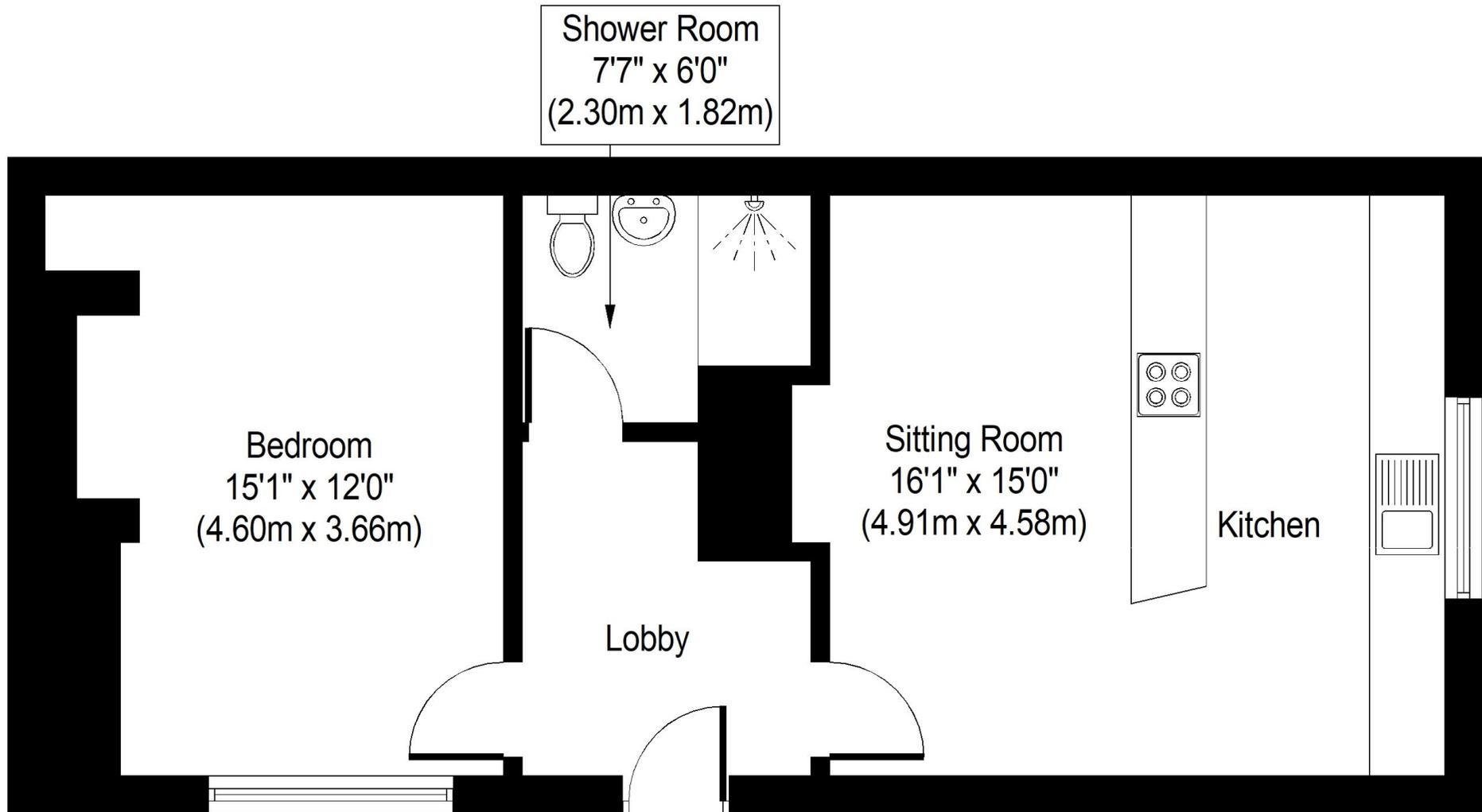
NOTE: None of the services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council – 01284 763233.

EPC RATING: D

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

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.



Approximate Floor Area

533 Sq. ft.

(49.5 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.

