



36 Cavendish Road
Clare, Suffolk

DAVID
BURR

36 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.

A spacious and well presented two bedroom Victorian semi-detached property situated within a stone's throw of the heart of Clare's main amenities. The property enjoys well proportioned living accommodation with a range of character features and a good sized rear garden with a useful outbuilding offering potential for conversion.

A recently updated two bedroom semi-detached property within a stone's throw of amenities.

Entrance into:

HALLWAY With staircase rising to the first floor:

SITTING ROOM A spacious room with bay window to the front aspect, picture rail and fireplace.

DINING ROOM With plenty of space for a dining table and chairs, storage cupboard and outlook to the garden door through to the:

KITCHEN Recently re-fitted with a range of wall and base units cleverly integrated around the former chimney, space for an electric oven and washing machine, pantry cupboard and door to the garden.

BOOT ROOM A useful lobby area with a door leading to the rear garden.

First Floor

LANDING With access to the roof space and rooms off:

BEDROOM 1 A spacious double bedroom with sliding sash window to the front aspect, cast iron Victorian fireplace and picture rail. There is ample space to create an en-suite, subject to the necessary consents.

BEDROOM 2 Another double bedroom with sliding sash window to the rear, cast iron fireplace, wardrobes built into the recess and picture rail.

BATHROOM Fitted with a panel bath with shower over, pedestal sink unit and WC.

Outside

The property is approached via a gated pathway leading to the door. The rear garden features a range of flower beds, raised decked terrace and further seating areas and a range of outbuildings including two brick stores to the rear of the property and a separate brick outbuilding which could be converted into a home office/studio, subject to the necessary consents. **AGENT'S NOTE:** As is not uncommon with properties of this nature No.36 benefits from a pedestrian right of access through the garden of No. 37.

TENURE: Freehold.

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

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

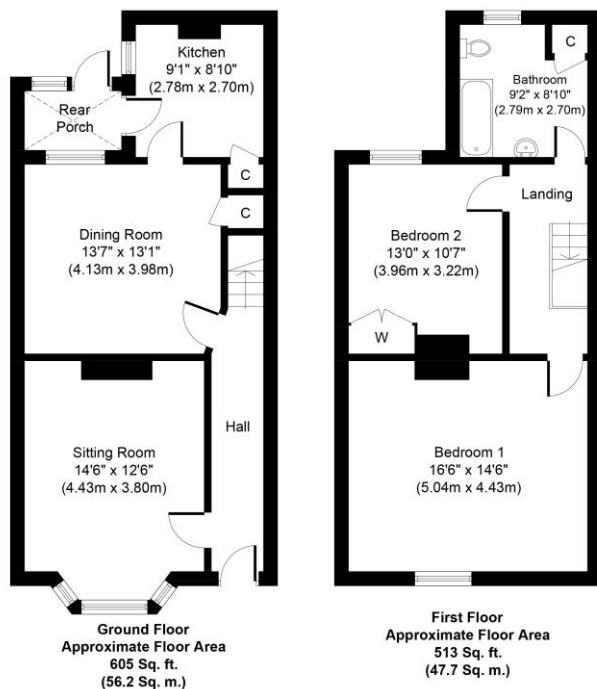
LOCAL AUTHORITY: West Suffolk Council. Council Tax Band: C. £1,852.83 per annum

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

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EPC RATING: D.

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