

DAVID  
BURR



**31 Nethergate Street, Clare, Sudbury, Suffolk**

This charming mid-terraced cottage is set within the heart of the popular and sought after market town of Clare, a short walk from amenities and offers spacious accommodation with an enclosed rear garden.

**Guide £250,000**

### 31 Nethergate Street, Clare, Sudbury, Suffolk CO10 8NP

31 Nethergate Street is a two bedroom mid-terraced property situated on Nethergate Street, a short walk from the amenities in Clare. The **SITTING ROOM** benefits from a feature fireplace and wooden mantel with a cupboard and shelving to one side. **DINING ROOM** with feature fireplace and fitted corner cupboard. The **KITCHEN** is fitted with wall and floor units under worktops with a stainless steel sink and drainer inset, free standing oven and hob and a space for a fridge and plumbing for a washing machine. Door opening to the garden.

On the first floor are 2 **BEDROOMS** and a good size bathroom with a WC, wash basin, bath and shower over and built-in storage cupboards.

#### Outside

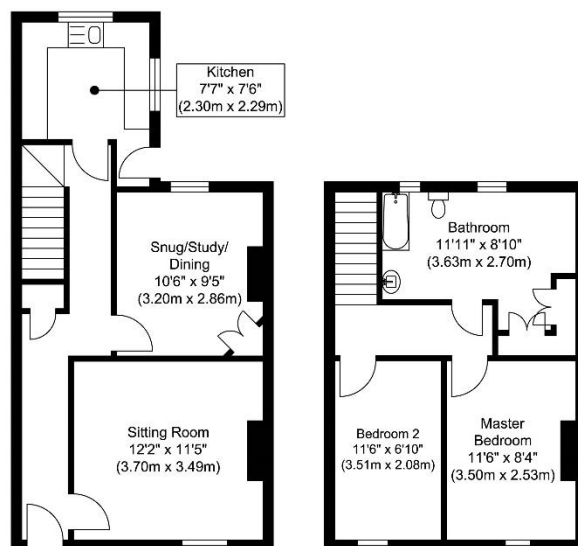
To the rear of the property is a good size garden with a small terrace leading onto the lawn enclosed by fencing.

#### Location

Clare is an attractive and historic town boasting many fine examples of period architecture, a Priority, 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.

Agent's Note: As is uncommon for properties of this ilk 31 Nethergate Street enjoys a right of way across neighbouring properties for bins etc.



Ground Floor  
Approximate Floor Area  
433.46 sq. ft.  
(40.27 sq. m)

First Floor  
Approximate Floor Area  
344.22 sq. ft.  
(31.98 sq. m)

Total Gross Internal Area  
Approximate Floor Area  
777.69 sq. ft.  
(72.25 sq. m)

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Viewing strictly by appointment with David Burr.

Castle Hedingham (01787) 463404  
Clare (01787) 277811  
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:

Tenure: Freehold.

Services: Main drains, electricity and

Local Authority: West Suffolk Council. Council Tax Band: C.

£1,852.83 per annum.

EPC Rating:D.

Viewing: Strictly by prior appointment through DAVID BURR.  
01787 277811.

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