



Westfield, Clare, CO10 8NU

CHEFFINS

Westfield

Clare,
CO10 8NU

Offered for sale with no onward chain in the picturesque village of Clare, is a two bedroom, well presented semi-detached bungalow. Benefitting from a generous conservatory, private rear garden and off road parking for one vehicle (EPC Rating C)

LOCATION

Clare is a truly lovely historic Suffolk town, famous for its many fine period houses and cottages, magnificent parish church, picturesque back waters and former market place. This charming town which is located in the Stour Valley close to the Essex/Suffolk borders also provides an extensive range of local amenities including a thriving Co-operative Supermarket, restaurants and a hotel. Other facilities available include a library, doctors' surgery, comprehensive school and for walkers there is the delightful country park which includes an ancient moated Norman castlemound. Further facilities including a mainline rail station are available in Sudbury (10 miles). The City of Cambridge is around 26 miles away and London Stansted Airport some 28 miles.

2 1 2

Guide Price £250,000





ENTRANCE PORCH

Door to:

ENTRANCE HALL

Storage cupboard, doors to:

LIVING ROOM

Open fireplace, window to front, radiator, door to:

KITCHEN

Fitted with base and eye level units with worktop over, electric oven, four ring hob with extractor over, stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge/freezer, radiator, window to rear, door to hallway, door to:

CONSERVATORY

Polycarbonate roof, upvc construction, electric heaters, sliding doors to rear garden.

BEDROOM ONE

Fitted wardrobes with sliding doors, window to front, radiator.

BEDROOM TWO

Window to rear, radiator.

BATHROOM

Fitted three piece suite comprising walk in shower enclosure, low level wc, pedestal hand wash basin, extractor fan, radiator, obscure window.

GARDEN

The rear garden has a generous paved patio area for seating upon leaving the

conservatory, which wraps around to the side of the property, providing access to the driveway through a side access gate. The remainder of the garden being laid to lawn with mature shrubs and borders. Enclosed by timber fencing.

DRIVEWAY

Off road parking for one vehicle.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

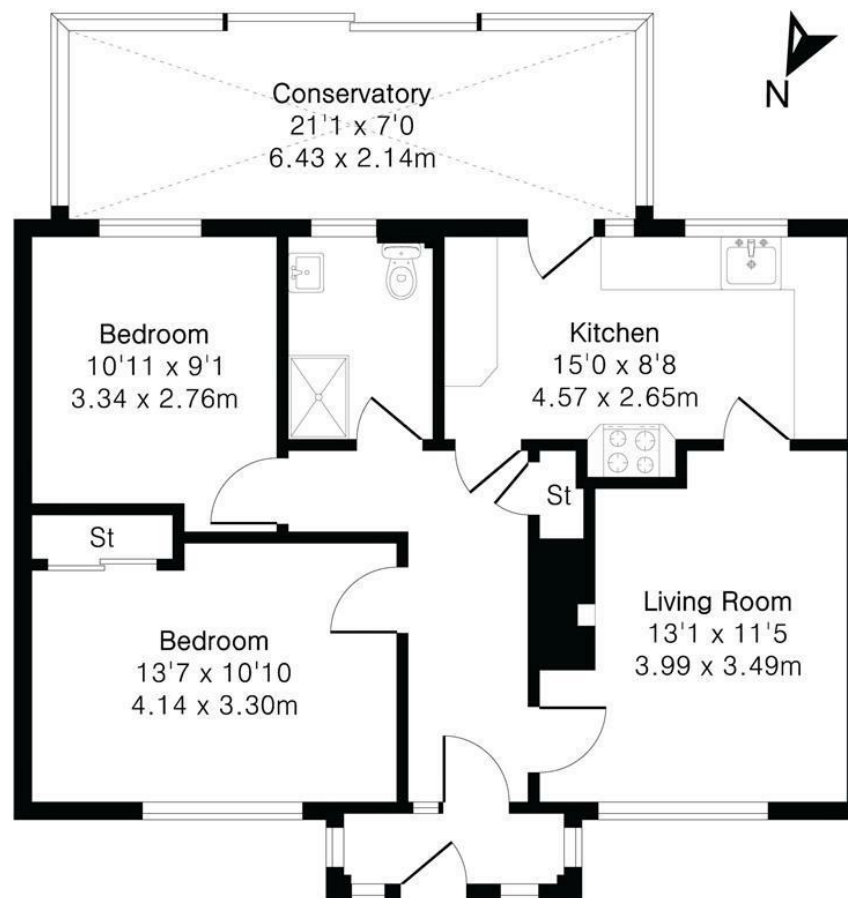




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £250,000
 Tenure – Freehold
 Council Tax Band – B
 Local Authority – West Suffolk

Approximate Gross Internal Area 826 sq ft - 77 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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