



£210,000

High Street, Clare



The Property

This two-bedroom ground-floor apartment is part of a recently converted 15th-century stable, blending historic charm with modern convenience. The entrance hall leads to an open-plan kitchen, dining, and living area, featuring two front-facing windows that enhance the bright and inviting space. Timber frames throughout add character to the contemporary design.

The well-equipped kitchen includes integrated appliances, an inset sink, stylish tiles, ample storage, and a breakfast bar. The seamless layout is ideal for modern living. From the hall, you'll find two bedrooms and a shower room. The second bedroom, with a front-facing window, is perfect as a guest room or home office, while the spacious main bedroom accommodates a double bed and continues the timber accents.

The shower room features a shower, inset sink with storage, and a toilet. Additional benefits include two allocated parking spaces.

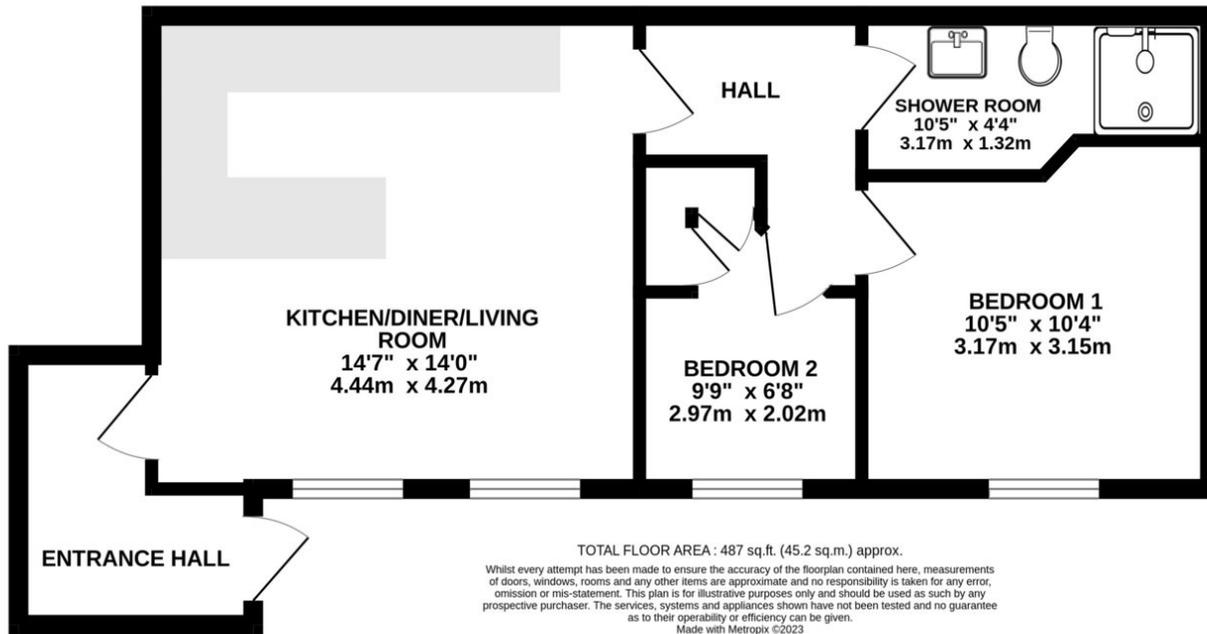
The Location

Clare is a picturesque Suffolk market town rich in history and amenities. It boasts beautiful timber-framed buildings, Clare Castle, and a variety of independent shops, cafes, and essential services. Clare Country Park offers walking trails and green spaces along the River Stour.

For wider amenities, Sudbury is just 7 miles away, while Bury St. Edmunds is 20 miles, providing additional shopping, dining, and leisure options.







Council & Council Tax Band – Band B -
West Suffolk District Council

Tenure – Leasehold (195 years left)

Service Charge – £127.50 month

Ground Rent – £250 a year

Broadband – Ultrafast broadband with
downloads speeds of up to 1000 Mbps and
upload speeds of up to 1000 Mbps (Ofcom
data)

Mobile Coverage – Voice & Data likely with
EE, Three, O2 & Vodaphone. (Ofcom data)

Utilities – Mains Water, Mains Electric,
Mains Drainage, Gas Central Heating

Property Construction – Brick Construction

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Bychoice
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