



£250,000 - 260,000

Nethergate Street, Clare



THE PROPERTY

This two-bedroom home, offered with no onward chain, opens with an entrance hall leading into a bright living room featuring a front aspect window and central fireplace. Beyond is a well-sized dining area, ideal for family meals or entertaining.

The rear kitchen provides good worktop space, storage, an inset sink and extractor fan, with access to a lean-to opening onto the garden.

Upstairs, the main bedroom is generously sized and filled with natural light. The second bedroom includes a built-in cupboard, making it practical as well as cosy. The family bathroom completes the first floor, fitted with bath and shower over, WC, and vanity sink with storage.

Outside, the rear garden is of a good size with a shed at the far end, offering a versatile outdoor space.

THE LOCATION

Clare, Suffolk, is a historic market town set in beautiful countryside, offering a peaceful yet well-connected lifestyle. Its streets are lined with timber-framed buildings, boutique shops, cafés, and local amenities. Clare Castle and the town's historic character add to its charm.

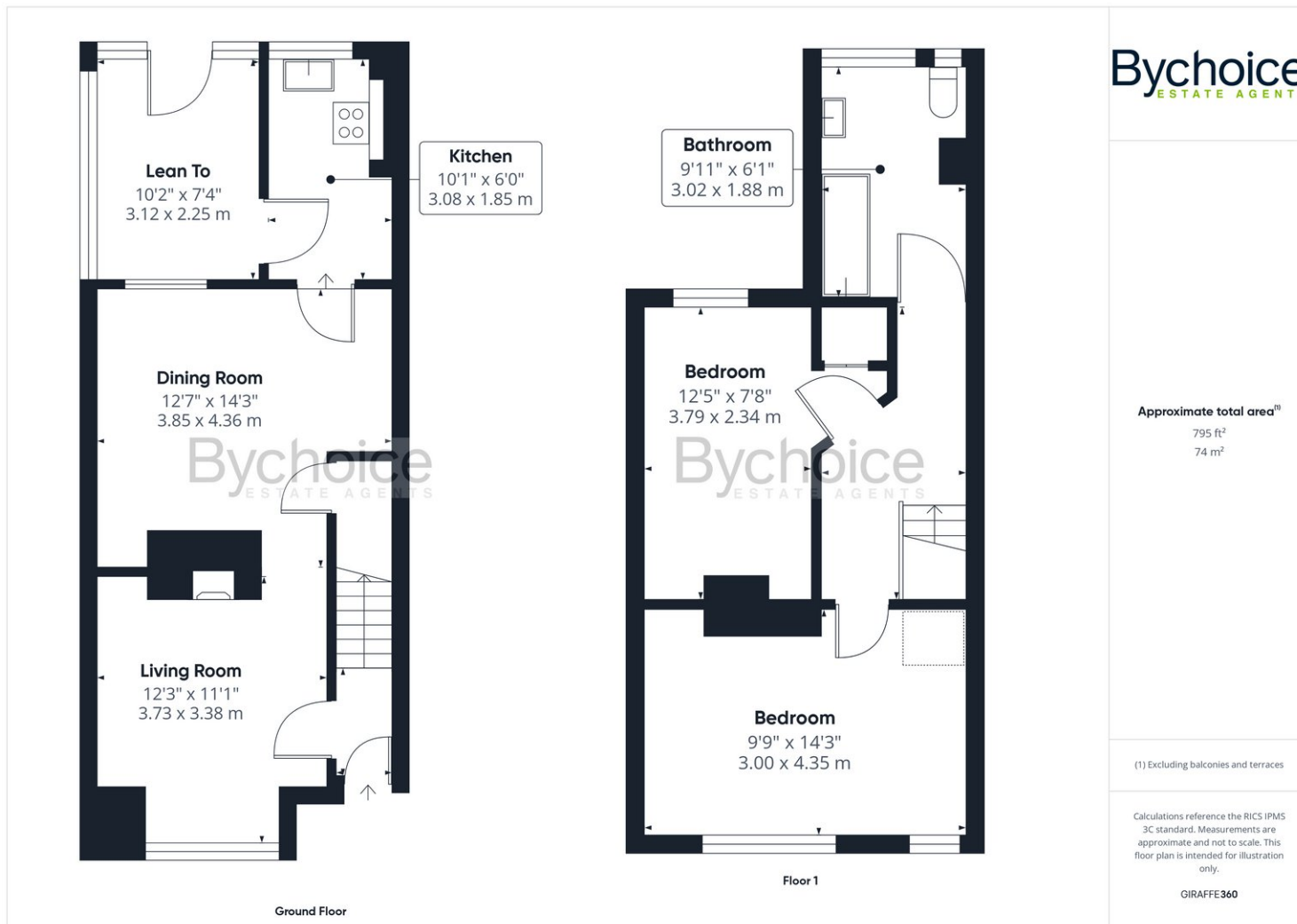
Clare Country Park, just a short walk from the property, provides riverside trails, play areas, and picnic spots, making it a favourite with families and nature lovers.

For wider amenities, Sudbury lies about 7 miles away, while Bury St Edmunds, with its shops, cultural attractions, and services, is around 20 miles. Clare combines community spirit, history, and convenience, making it a highly desirable place to live.









Council & Council Tax Band – Band C - West Suffolk Council

Tenure – Freehold

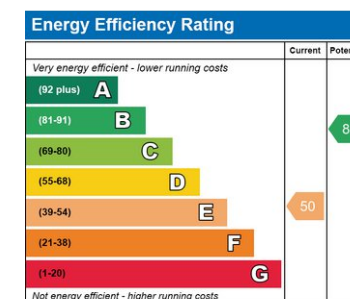
Broadband – Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

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

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

Property Construction – Standard Brick Construction

Rights and Restrictions – The property benefits from a right of way over the neighboring property. We understand this property is located within a conservation area.



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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
ESTATE AGENTS