

## Description

### Approximate Room Sizes

**THE PROPERTY** As you enter the lounge, you'll appreciate the natural light from the double glazed door and window. The open brick fireplace adds a touch of character to the space.

The inner hall leads to the staircase and provides access to the kitchen and bathroom. The bathroom includes a low-level WC and wash hand basin, though it requires a new bath. An extractor fan and radiator are also present.

The kitchen is functional, featuring a double glazed window and stable door to the rear. It includes a range of matching wall and base units, ample work surfaces, a sink and drainer unit, and space for appliances. The central heating boiler is located here as well.

Upstairs, the landing leads to both bedrooms. The main bedroom has a double glazed window to the front, a fitted wardrobe, and a radiator. The second bedroom overlooks the rear garden and includes a radiator.

The rear garden starts with a decked terrace area and is mostly paved, with mature shrubs adding some greenery. A rear gate provides access to a parking area.

Parking is accessed via a gate off George Lane, leading to a driveway and parking area.

**THE LOCATION** Glemsford boasts a range of essential amenities, ensuring a comfortable and well-connected lifestyle. The village is equipped with a local doctor's surgery, providing residents with accessible healthcare services. The primary school within the village ensures that young families have quality educational facilities close at hand.

Two local convenience shops cater to daily needs, offering a quick and convenient shopping experience. Hunts Hill stores also boasts a Post Office, whilst there is a library adjacent to the SPAR convenience store. Glemsford boasts a fish and chip shop and a Chinese takeaway, providing delicious options for a night off from cooking. You will also find a village pub located on Egremont street.

Just a stone's throw away, the Willow Tree farm shop awaits, offering fresh produce and a delightful shopping experience. On its premises, a hair salon and a café provide additional amenities, creating a hub of local activity.

Glemsford is a gateway to the natural beauty of the surrounding countryside, with ample opportunities for scenic walks and outdoor activities. Nature lovers will

appreciate the proximity to nearby villages such as Long Melford and Cavendish, each with its own unique charm. For a broader range of services and entertainment, the larger towns of Sudbury and Bury St Edmunds are easily accessible, ensuring that residents can enjoy the best of both worlds.

**AGENTS NOTE** Council & Council Tax Band – Band B - Babergh District Council

Tenure – Freehold

Property Construction – Standard Brick Construction

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

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 & Vodafone. (Ofcom data)

Right Of Access - We understand that the neighbour has right of access across the drive / parking to the rear of the property.

**LOUNGE** 11' 9" x 10' 5" ( 3.58m x 3.17m )

**KITCHEN** 10' 10" x 8' 3" ( 3.30m x 2.51m )

**BEDROOM ONE** 11' 9" x 10' 4" ( 3.58m x 3.15m )

**BEDROOM TWO** 10' 4" x 6' 3" ( 3.15m x 1.91m )

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

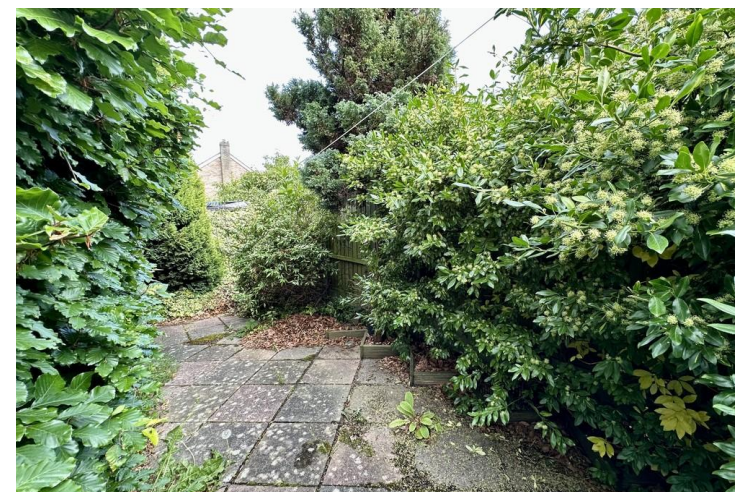
Tenure – Freehold

Post Code – CO10 7SA

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Awaiting EPC

**Contact Details**  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Egremont Street | Glemsford | CO10 7SA

**£230,000**

A two bedroom mid terraced home located in the sought after village of Glemsford, boasting ample off road parking to the rear of the property, sitting room, bathroom, kitchen and rear garden. Walking distance to primary school, village shops, doctors surgery, take aways, pubs and local farm shop & cafe.

- Two Bedrooms
- Ample Off Road Parking
- Sitting Room
- Kitchen
- Bathroom
- Walking Distance To Doctors Surgery & Primary School
- Short Walk To Pub, Takeaways & Convenience Stores