



Greyhound Road, Glemsford, CO10 7SJ

CHEFFINS

Greyhound Road

Glemsford,
CO10 7SJ

A well presented semi-detached house situated at the end of a quiet no through road. The property benefits from 4 bedrooms, an open plan sitting/dining room, modern fitted kitchen and cloakroom. Additional features include an enclosed rear garden, gas central heating and a driveway with parking. EPC: D, Council Tax Band C.

LOCATION

Glemsford is a village in the Babergh district in Suffolk, near the town of Sudbury with its commuter rail link to London Liverpool Street (about 7 miles) and Bury St Edmunds to the north (about 12 miles). The village offers many amenities including a school, doctors surgery, public transport facilities and has a selection of shops and public houses.

4 1 2

£1,500 PCM





Entrance Hall

with tiled floor, radiator.

Cloakroom

with low level wc, handbasin with mixer tap, tiled floor, heated towel rail.

Inner Hall

with plumbing for washing machine and vent for tumble dryer, storage cupboard.

Sitting / Dining Room

with feature fireplace (not in use), 2 radiators, window to front aspect, 2 radiators, glazed door to rear garden, stairs to first floor.

Kitchen

with a range of modern fitted base and wall units with worktops over, stainless steel sink with mixer tap, integrated dishwasher, electric oven and 4-ring gas hob with extractor hood over, space for fridge freezer, tiled flooring, window to rear aspect.

Landing

with window to side aspect, radiator.

Bedroom 1

with a range of fitted wardrobes and drawers, 2 storage cupboards with shelving, radiator, window to front aspect.

Bedroom 2

with laminate flooring, built in wardrobe, radiator, window to front aspect.

Bedroom 3

with built in wardrobe, radiator, window to rear aspect.

Bedroom 4 / Study

with laminate flooring, radiator, windows to front and rear aspect.

Bathroom

with panelled bath with shower over, handbasin with mixer tap, heated towel rail, tiled floor, window to rear aspect.

Separate WC

with low level wc, tiled flooring, radiator, window to rear aspect.

OUTSIDE

The property is approached by a paved driveway with ample parking and side gate access to the:

REAR GARDEN mainly laid to lawn with paved areas, established shrubs and a useful storage shed.

Letting Agents Notes

Deposit - £1730.00

Holding Deposit - £346.00

For more information on this property please refer to the Material Information brochure on our Website.



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

£1,500 PCM
 Council Tax Band - C
 Local Authority - Babergh Council

GROUND FLOOR
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.

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TOTAL FLOOR AREA : 1163 sq.ft. (108.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.