



£235,000

Offers In The Region Of
Brook Street, Glemsford

Situated in the popular village of Glemsford, this delightful home offers a perfect blend of character and convenience. The village itself provides a range of amenities, including a school, post office, doctors' surgery, shops, and traditional pubs. Nearby, Long Melford and Sudbury offer further facilities, with Sudbury benefiting from a twice-weekly market and a branch line railway station with direct links to Colchester and London Liverpool Street.

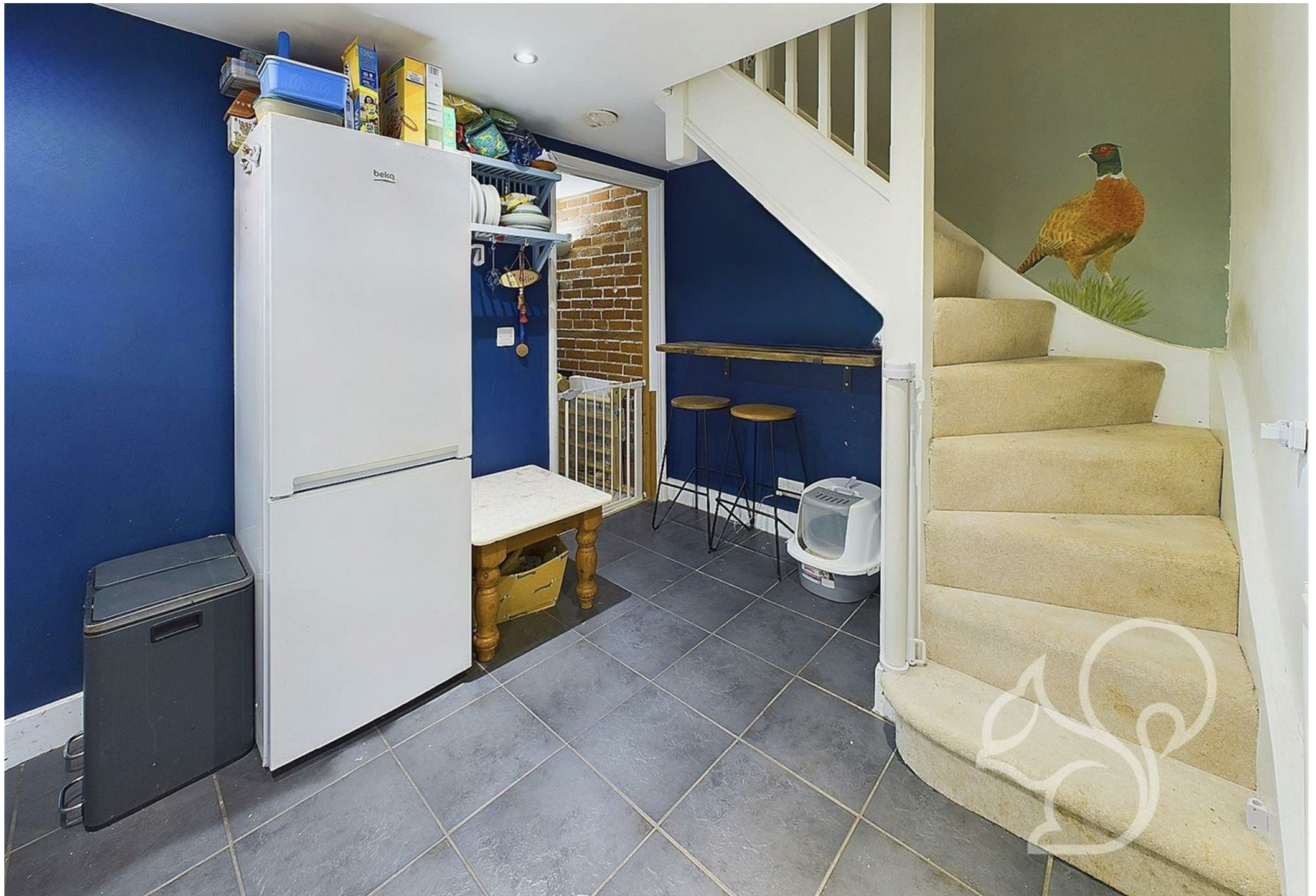
Inside, the property features a cosy lounge with an exposed brick fireplace and wood burner, creating a warm and inviting atmosphere. The well-equipped kitchen leads to a utility area and a ground-floor bathroom. Upstairs, there are two bedrooms, including a spacious principal bedroom with a charming exposed brick feature wall.

Outside, the rear garden offers a peaceful retreat with

a patio seating area, a generous lawn, and a block-paved path leading to a secluded seating space beneath a pergola. A shed is also included, providing additional storage. This characterful home is an excellent choice for those looking for village living with great transport links nearby.

Call Oakheart today to arrange your viewing!











oakheart

Approximate total area[®]

46.15 m²
496.76 ft²

Reduced headroom

0.3 m²
3.18 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart