

Egremont Street, Glemsford, Sudbury CO10 7SA



welcome to

Egremont Street, Glemsford, Sudbury

NO ONWARD CHAIN & OFF ROAD PARKING Set in the popular village of Glemsford is this two bedroom and first floor bathroom cottage that benefits from off road parking for two vehicles, and a beautiful garden with useful outbuildings.













Lounge

15' 10" max x 14' 2" (4.83m max x 4.32m)

Door to front aspect. Double glazed sash window to front aspect. Fireplace housing fire (not tested). Stairs rising to first floor. Door leading to:-

Kitchen

14' 2" x 8' (4.32m x 2.44m)

Window to rear aspect. Stable style door to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Integral oven with hob over and integral microwave. Space for appliances. Radiator.

Landing

Access to loft. Radiator.

Bedroom One

11' 10" narrowing to 8' 9" x 11' $(3.61 \text{m} \text{ narrowing to } 2.67 \text{m} \times 3.35 \text{m})$

Two double glazed sash windows to front aspect. Built in wardrobe, radiator.

Bedroom Two

13' x 8' 1" (3.96m x 2.46m)

Double glazed window to rear aspect. Built in wardrobe, radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Heated towel rail and radiator.

Rear Garden

To the immediate rear of the property there is a block paved and hardstanding seating area with two outbuildings which both have power and light connected. Outside tap. A path leads to a further outbuilding with power and light connected, and then to an area of shingle and lawn. Gate to front.

Agent's Note

As with many properties of this type, there is a right of access across the rear garden.





welcome to

Egremont Street, Glemsford, Sudbury

- Two bedrooms
- First floor bathroom
- No onward chain
- Popular village location
- Off road parking for two cars

Tenure: Freehold EPC Rating: D

offers in excess of

£240,000







Angel Ln New Cut Coople Map data @2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD107795



Property Ref: SUD107795 - 0004

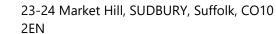
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



william h brown

Sudbury@williamhbrown.co.uk





01787 379372

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.