



**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' ( 3.61m narrowing to 2.67m x 3.35m )

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.



***view this property online*** [williamhbrown.co.uk/Property/SUD107795](http://williamhbrown.co.uk/Property/SUD107795)



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**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD107795](https://www.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 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



**01787 379372**



[Sudbury@williamhbrown.co.uk](mailto:Sudbury@williamhbrown.co.uk)



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)