



**Third Avenue, Glemsford, Sudbury CO10 7QJ**

**welcome to**

**Third Avenue, Glemsford, Sudbury**

**\*NO ONWARD CHAIN\*** Set within a popular part of the well serviced of Glemsford is this spacious three bedroom home, benefitting from a large lounge and dining room, and further enhanced with ample off road parking and a private garden.



**Entrance Hall**

Double glazed door to front aspect. Radiator. Doors leading to dining room and lounge. Opening onto:-

**Kitchen**

11' 5" x 7' 6" max ( 3.48m x 2.29m max )  
Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Integral oven and hob with hood over. Space for appliances. Large understairs cupboard.

**Dining Room**

16' 6" x 7' 10" ( 5.03m x 2.39m )  
Double glazed window to front aspect. Radiator.

**Lounge**

19' 1" x 12' ( 5.82m x 3.66m )  
Double glazed window and double glazed french doors to rear aspect. Stairs rising to first floor, radiator.

**Rear Porch**

Double glazed windows to three aspects and double glazed door leading to garden.

**Landing**

Stairs rising from lounge. Access to loft.

**Bedroom One**

12' 8" x 10' 6" ( 3.86m x 3.20m )  
Double glazed window to front aspect. Radiator.

**Bedroom Two**

10' 11" x 10' 4" ( 3.33m x 3.15m )  
Double glazed window to rear aspect. Radiator.

**Bedroom Three**

8' 6" x 7' 11" ( 2.59m x 2.41m )  
Double glazed window to rear aspect. Radiator.

**Bathroom**

Two double glazed windows to front aspect. Suite comprising low level WC, wash hand basin and bath. Airing cupboard, heated towel rail.

**Front Garden**

The driveway provides off road parking and the remainder is predominantly laid to lawn.

**Rear Garden**

The rear garden commences with a patio area and the remainder is predominantly laid to lawn with side access.



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## Third Avenue, Glemsford, Sudbury

- No onward chain
- Three bedrooms
- Two spacious reception rooms
- Ample parking
- Popular village setting

Tenure: Freehold EPC Rating: C

offers in excess of

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SUD109988 - 0004

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