

The Seabrooks, Glemsford, Sudbury CO10 7SN



welcome to

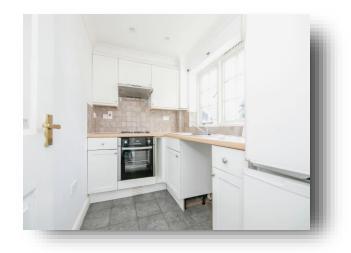
The Seabrooks, Glemsford Sudbury

NO ONWARD CHAIN Set in the popular village of Glemsford is this modern two bedroom home with a spacious lounge, and further benefitting from a ground floor cloakroom, off road parking and a low maintenance garden.













Entrance Hall

Door to front aspect. Stairs rising to first floor. Understairs cupboard, radiator.

Kitchen

8' 8" x 5' 9" (2.64m x 1.75m) 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. Integral oven and hob with extractor over. Space for appliances, radiator.

Lounge

14' 6" x 11' 10" (4.42m x 3.61m) Double glazed door to rear aspect. Radiator. Door leading to:-

Utility Area

7' x 3' 5" (2.13m x 1.04m) Double glazed door leading to garden. Fitted wall and base units over areas of work surface. Plumbing for washing machine. Door leading to:-

Cloakroom

Double glazed window to rear aspect. Suite comprising low level WC and wash hand basin. Baxi central heating boiler. Extractor fan, radiator.

Landing

Access to loft. Large cupboard with radiator.

Bedroom One

11' 11" x 8' 7" (3.63m x 2.62m) Double glazed window to rear aspect. Radiator.

Bathroom

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

Bedroom Two

12' 2" x 5' 9" ($3.71m\ x\ 1.75m$) Two double glazed windows to front aspect. Built in wardrobe, radiator.

Front Garden

The front garden is predominantly laid to shingle with a pathway leading to the front door.

Rear Garden

The low maintenance courtyard style rear garden has a gate that leads to the rear parking area.

Agent's Note

The vendor has advised that the boiler was fitted in 2022





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The Seabrooks, Glemsford Sudbury

- No onward chain
- Two bedrooms
- Allocated parking space
- Popular village location
- Ground floor cloakroom

Tenure: Freehold EPC Rating: C

offers in excess of

£210,000





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Property Ref:

SUD110356 - 0002

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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