



**Kings Road, Glemsford, Sudbury CO10 7QZ**



**welcome to**

**Kings Road, Glemsford, Sudbury**

**\*NO ONWARD CHAIN\*** This spacious two bedroom home has been recently redecorated and new flooring added. The property offers a spacious lounge and kitchen/diner, and is further enhanced with allocated parking and a private rear garden.



### **Lounge**

15' 8" x 12' 7" ( 4.78m x 3.84m )

Double glazed front door and double glazed window to front aspect. Stairs rising to first floor. Radiator. Door leading to:-

### **Kitchen / Diner**

14' 3" x 12' 6" max ( 4.34m x 3.81m max )

Double glazed window and door to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Space for appliances, radiator.

### **Landing**

Access to loft.

### **Bedroom One**

12' 7" x 8' 3" ( 3.84m x 2.51m )

Double glazed window to front aspect. Radiator.

### **Bedroom Two**

12' 7" max x 7' 8" ( 3.84m max x 2.34m )

Double glazed window to rear aspect. Built in wardrobe. Radiator.

### **Bathroom**

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan, radiator.

### **Front Garden**

To the front of the property is a communal parking area, and a small walkway leads to the two official parking spaces for the property.

### **Rear Garden**

The rear garden commences with a patio seating area and the remainder is predominantly laid to lawn. Two sheds to remain.



***view this property online*** [williamhbrown.co.uk/Property/SUD110602](http://williamhbrown.co.uk/Property/SUD110602)



**welcome to**

## **Kings Road, Glemsford, Sudbury**

- No onward chain
- Redecorated throughout
- New flooring added
- Allocated parking spaces
- Spacious lounge

Tenure: Freehold EPC Rating: C

# £210,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/SUD110602](https://williamhbrown.co.uk/Property/SUD110602)



Property Ref:  
SUD110602 - 0002

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://williamhbrown.co.uk)**