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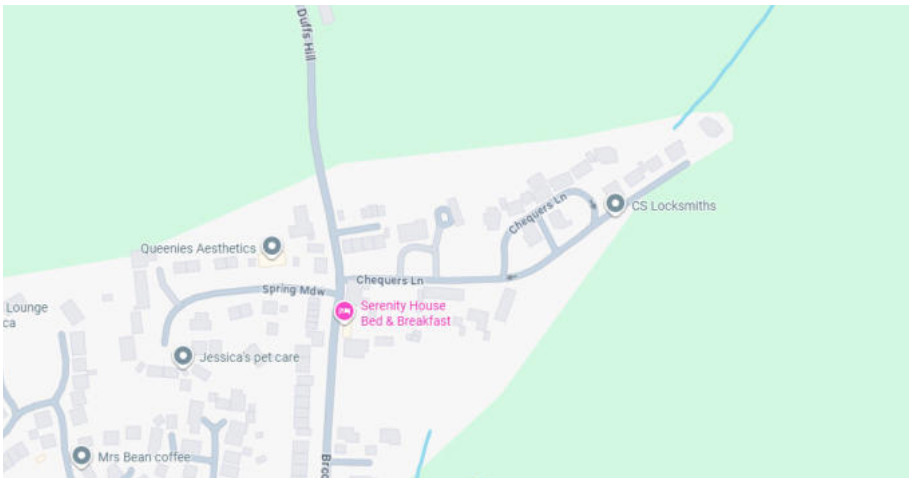
Moss Cottage

Glemsford, Suffolk

Moss Cottage, 7 Chequers Lane

Glemsford, Suffolk

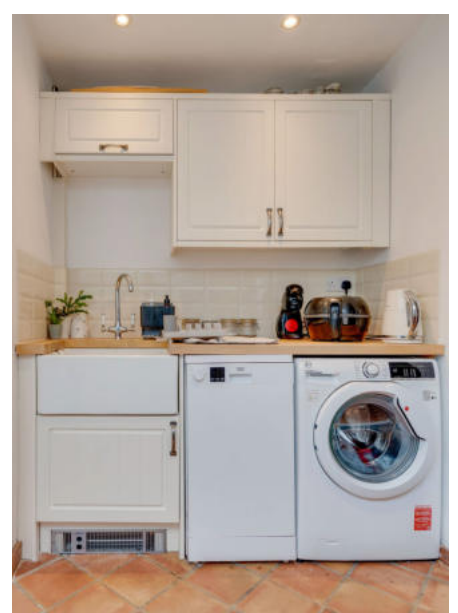
A charming two bedroom, extremely well presented Victorian cottage, situated in a quiet edge of village location with generous front and rear gardens and off-road parking, with garage located to the rear.



- Charming two bedroom Victorian cottage
- Edge of village location
- Generous front and rear gardens
- Off-road parking
- Garage

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INTERIOR

Entrance into a charming SITTING ROOM with oak flooring, oak sliding sash double glazed window to the front aspect, feature log burning stove set within a red brick fireplace with slate hearth and storage built into the recess. Door leading through to the DINING ROOM another generous reception room with plenty of space for a dining table and chairs, corner mounted fire with log burning stove inset with bresummer over and staircase leading to the first floor with storage cupboard beneath, viewing hatch and door to the KITCHEN comprising a range of fitted and freestanding units with Butler sink inset, space and plumbing for a washing machine and slim-line dishwasher, whilst there is space for a freestanding range style cooker, pamment tiled flooring, partly vaulted double glazed roof lantern and stable door leading out. Door to the BATHROOM with panelled bath with shower over, vanity sink unit, WC, heated towel rail and tiled walls and floor.

FIRST FLOOR

The property enjoys TWO generous double BEDROOMS both with oak sliding sash double glazed windows to the front and rear. The LANDING features part-panelled walls and access to the attic space which is well insulated and with boarding and plenty of storage options.



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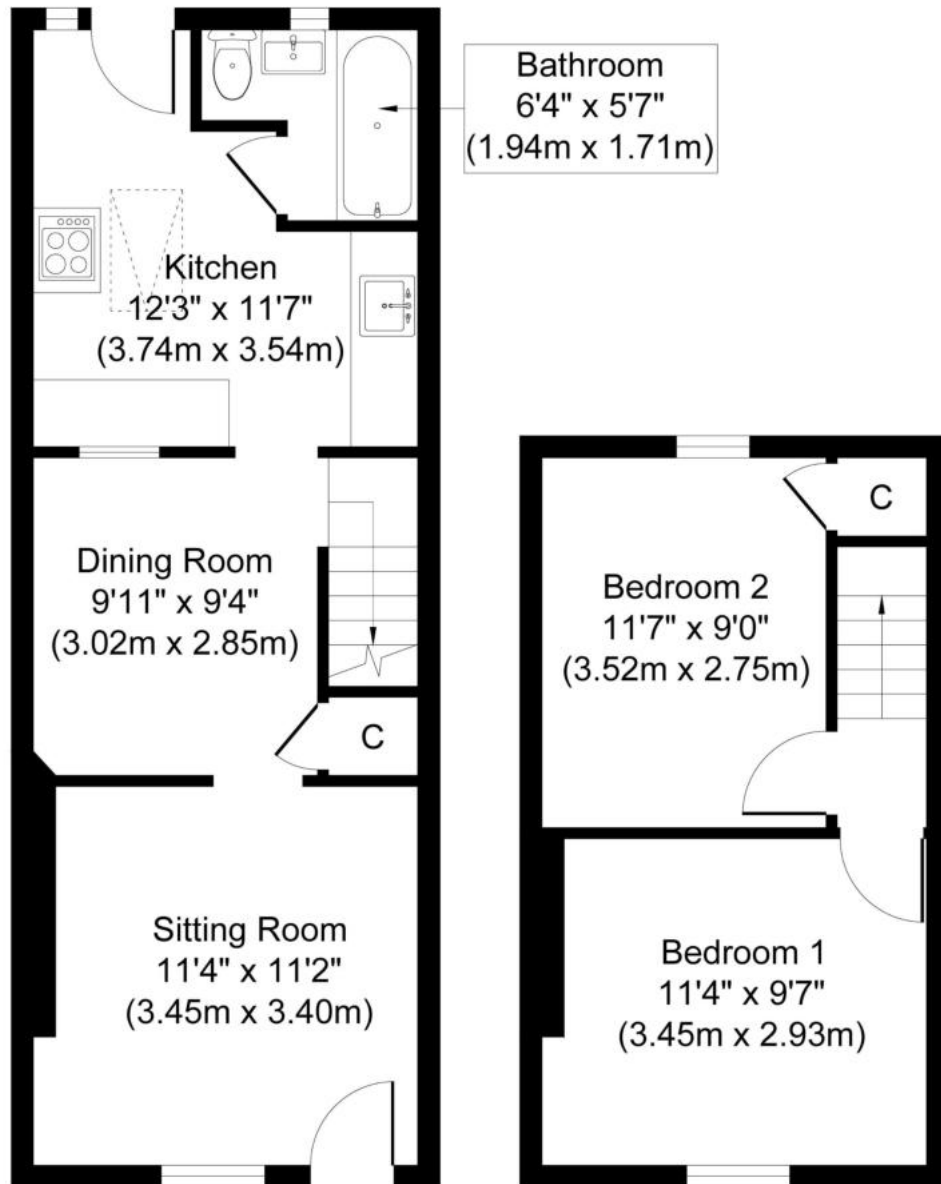
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EXTERIOR

To the front the property is approached via a paved pathway leading to the front door with areas of traditional lawn interspersed with flower beds and mature trees and a seating area to the rear. To the rear the property enjoys a staggered rear garden with area of traditional lawn with mature planting, summer house, wooden pergola and vegetable beds. The property further enjoys off-road parking to the rear via a DOUBLE GARAGE with parking spaces in front.



Floorplan



Ground Floor
Approximate Floor Area
388 sq. ft
(36.06 sq. m)

First Floor
Approximate Floor Area
249 sq. ft
(23.14 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Glemsford, Suffolk

Glemsford is a popular village situated to the west of Long Melford. The village offers many amenities including a school, doctor's surgery, public transport facilities and has a selection of shops and public houses. Surrounded by open countryside and farmland, the village is conveniently situated for Long Melford, Sudbury with its commuter rail link to London Liverpool Street (about 7 miles) and Bury St Edmunds to the north (about 12 miles).



Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected and gas-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX.

COUNCIL TAX BAND: B. £1,736.90 per annum.

PROPERTY POSTCODE: CO10 7PW

TENURE: Freehold.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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