



**6 Former Horsehair Factory,
Bells Lane, Glemsford, Suffolk.**

**DAVID
BURR**

6 FORMER HORSEHAIR FACTORY, BELLS LANE, GLEMSFORD, SUFFOLK, CO10 7QA

Glemsford is a popular village situated to the West of Long Melford. The village offers many amenities including a school, doctors 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).

A well-presented three-storey house situated within the heart of a well-served Suffolk village within close walking distance of amenities and countryside walks. The accommodation contains an open-plan kitchen/sitting/dining room, two double bedrooms and two bathrooms. There is the additional benefit of two off-road parking spaces and a storage shed.

A three-storey two-bedroom house within walking distance of amenities with off-road parking.

Front door leading to:-

ENTRANCE HALL: With space for coats and shoes, staircase rising to first floor and door leading to:-

KITCHEN/SITTING/DINING ROOM: 19'7" (max) x 16'4" (max) (5.97m x 4.99m) A bright and spacious dual aspect room with tiled flooring throughout and arranged into two distinct areas. Space for a breakfast table and chairs and seating is open-plan to the kitchen area which contains a matching range of base and wall level wood effect units with tiled splashbacks and worksurfaces incorporating a one-and-a-half stainless-steel sink with mixer tap above and drainer to side and a four-ring Smeg gas hob with extractor fan above. Zanussi integrated electric oven and space for low level refrigerator and freezer and space and plumbing for washing machine. Integrated Bosch dishwasher. Double doors open onto the rear approach.

First Floor

LANDING: With staircase rising to second floor and doors leading to:-

BEDROOM 2: 13'7" x 10'0" (4.14m x 3.04m) A comfortable double bedroom with exposed floorboards, high ceilings and a range of fitted storage which includes a mirror fronted wardrobe with inset hanging rails, drawer units and bedside tables. Door leading to:-

JACK AND JILL BATHROOM: 9'10" x 5'6" (3.00m x 1.67m) Containing a panel bath with tiled surround, shower and mixer tap above and a WC, wash hand basin and heated towel rail.

Second Floor

LANDING: With door leading to:-

MASTER BEDROOM: 16'6" > 12'9" x 14'11" (5.03m > 3.88m x 4.54m) With exceptional ceiling height, exposed floorboards and beams to ceiling. Large range of high-level storage and door leading to:-

ENSUITE: 8'8" x 4'4" (2.63m x 1.31m) Containing a large corner shower with tiled surround and glass sliding doors, WC, pedestal wash hand basin and a heated towel rail.

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Outside

The property is approached via a communal access which serves a small number of dwellings. This access gives way to an area of **OFF-ROAD PARKING** for up to two vehicles. There is the additional benefit of a **TIMBER STORAGE SHED** ideal for bicycles or tools which measures 6'4" x 5'1" (1.94m x 1.54m).

SERVICES: Main water and drainage. Main electricity connected. Gas fired heating by fired radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band C – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

COUNCIL TAX BAND: C.

PRICE: £875 pcm

DEPOSIT: £1,009.61

TENURE: A holding deposit of one weeks rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

WHAT3WORDS: ///registers.clocking.keener

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.



