



## Lees Court, Glemsford, Sudbury, , CO10 7SW

VIDEO

TOUR

AVAILABLE!

BALMFORTH (Bury St Edmunds) are delighted to offer to market this beautifully presented first floor flat located in the sought after village of Glemsford. The flat boasts two double bedrooms, open plan kitchen/living room and family bathroom, as well as allocated off road parking. This property would make the perfect first time buy or addition to your investment portfolio. View now to avoid disappointment.

**£155,000**

- FIRST FLOOR TWO BEDROOM FLAT
- GAS CENTRAL HEATING
- OPEN PLAN KITCHEN/LIVING SPACE
- SOUGHT AFTER VILLAGE LOCATION
- OFF ROAD PARKING



## YOU WILL LOVE

How well looked after the flat has been! The care given to this property from the current owners ensures that any potential purchaser would not need to lift a finger before moving into the property!

## WE LOVE

The rare opportunity this property presents... With few similar properties available in the Glemsford, this is a fantastic opportunity to secure a property of this type in such a sought after village!

## LOCATION

The property located is in the sought after village of Glemsford which neighbours the beautiful Long Melford and is within a short distance of the larger towns of Bury St Edmunds and Sudbury. Both of these towns boasts a wide range of recreational, cultural and educational facilities including railways stations with mainline links to London Liverpool Street. Glemsford itself is extremely well served and boasts village store and post office, public houses, surgery, and primary school. From the flat itself there are also some beautiful walks within a short distance.

## ENTRANCE HALLWAY

The communal (shared with one other) hallway gives entry to the internal entrance hallway which in turn gives access to all the internal accommodation. Radiator. Loft access (partially boarded).

## LIVING ROOM

12' 05" x 12' 03" (3.78m x 3.73m) A light and airy, open plan, dual aspect living room with wooden framed double glazed windows to front and side. Radiator. Beamed open arch to kitchen.



## KITCHEN

12' 02" x 7' 04" (3.71m x 2.24m) A modern kitchen boasting a range of wall mounted and base level units beneath square edge granite effect worktops and complimentary splashbacks with inset stainless steel sink/drainer with mixer tap over. The kitchen also boasts an integrated electric oven, with gas hob and extractor over. Space and plumbing for washing machine. Integrated under counter fridge and freezer. The kitchen also has space for a small dining room table and chairs.

## MASTER BEDROOM

9' 09" x 9' 00" (2.97m x 2.74m) A generous master bedroom boasting built in wardrobes with wooden frame double glazed window to side aspect. Radiator.

## BEDROOM TWO

9' 00" x 8' 07" (2.74m x 2.62m) A second double bedroom with wooden double glazed window to side aspect. Radiator.

## FAMILY BATHROOM

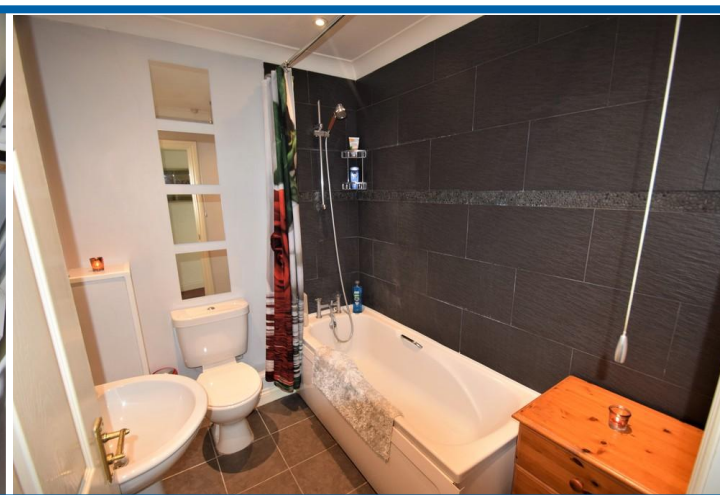
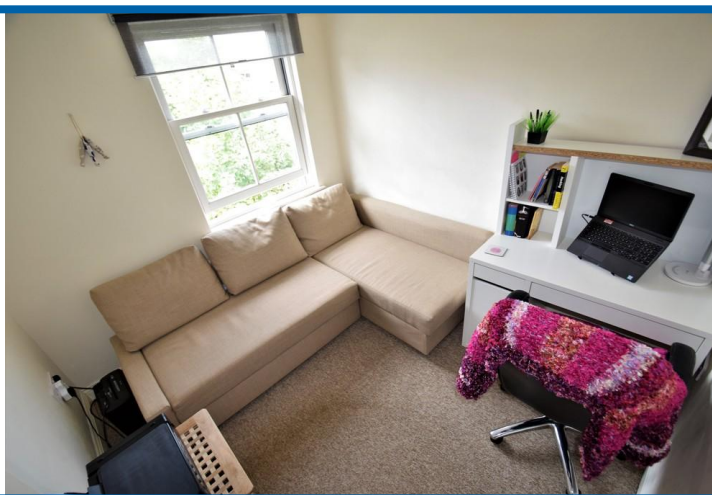
7' 04" x 6' 00" (2.24m x 1.83m) A white three piece white suite comprising a panelled bath

with mains shower over and tiled surround.

Pedestal wash hand basin with complimentary tiled splashbacks. Low level WC. Heated towel rail. Extractor fan.

## EXTERNALLY

The property boasts allocated off road parking for one vehicle.



## Tenure

Leasehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Manchester House

12 High St

Haverhill.

Suffolk

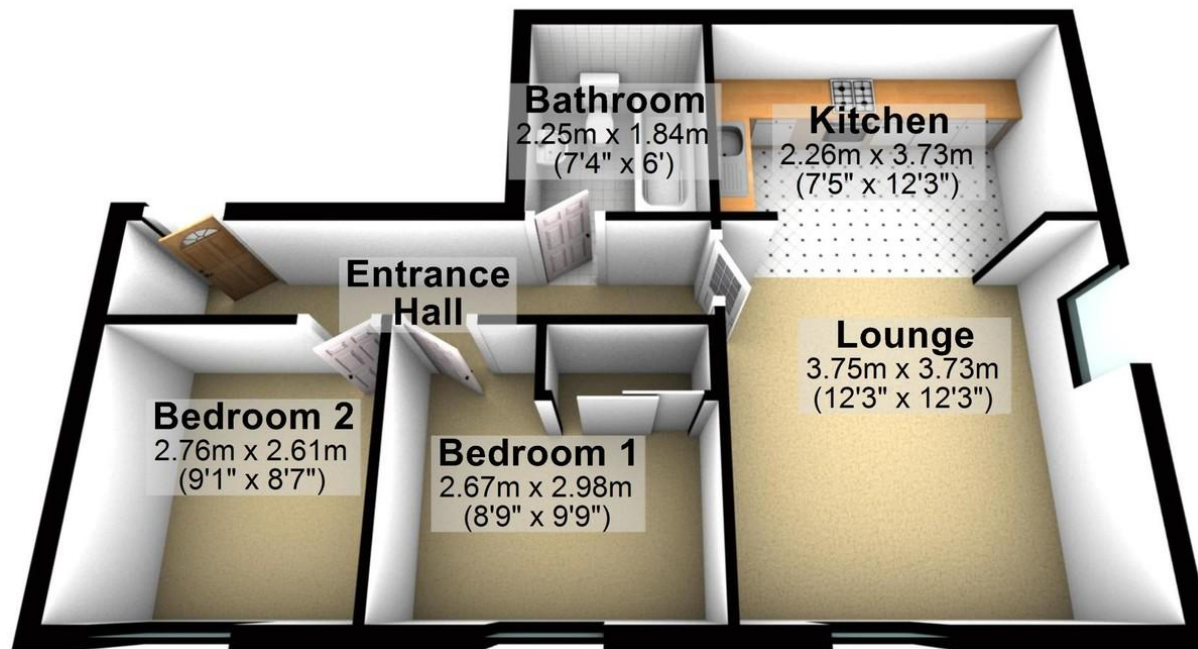
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## Ground Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
78	80
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
84	85
England, Scotland & Wales	
EU Directive 2002/91/EC	

Fixtures, fittings, appliances, central heating systems, where appropriate, electricity, plumbing and related items have not been tested by Balmforth and no warranty in their respect is within these particulars. Prospective purchasers are advised to have items independently and professionally checked prior to entering in to a contract of sale. Photographs within these particulars may have been taken with a non-standard camera lens. Items shown are expressly excluded from the sale unless otherwise stated within the sales particulars. All measurements are approximate and are for guidance purposes and should not be relied upon for purposes of fitting carpets or any other use. These particulars do not constitute part of an offer or contract. Balmforth themselves or for the vendor do not give or make any warranty or representation whatever in relation to this property. Whilst care and responsibility has been taken in the preparation of the particulars, they should not be relied upon as a statement or representation of fact, we have not carried out a structural survey, nor tested the appliances, services or fittings. Items in photographs are not necessarily included. References to the tenure of a property are based upon information supplied by the seller. A buyer is advised to obtain verification from their solicitor. Please contact our offices before travelling any great distance to ensure your impression of the property is as we intended.