

oakheart



£210,000

Guide Price

Egremont Street, Glemsford

£210,000 - £220,000 Located in a popular residential area towards the centre of Glemsford, is this quintessentially British cottage that has been tastefully enhanced by the current owners to offer beautiful living accommodation with a careful blend of period features and modern touches.

Glemsford is a highly sought after Village that sits on the northern edge of Sudbury after Long Melford. It is easily accessible to both Sudbury and Bury St Edmunds via car or bus and offers a variety of countryside walks and pathways. It is serviced well by local convenience stores, a post office, takeaway restaurants a pub and popular School.

This impressive period house is the ideal first time home or step up the ladder, it offers two well appointed bedrooms and a deceptively long back garden. Access to the property opens to reveal a generous yet cosy living room that centres around a multi fuel burner; perfect for the cold winter months. The living room is finished with a wood effect flooring, a timber mantle over the burner, spotlighting and a period latch lock door to the kitchen. The kitchen towards the rear of the house is an efficient and well designed room that boasts plenty of storage and work surface space. It also enjoys views towards the garden at the rear and a hand built dining space made with reclaimed scaffold board and exposed ironwork. Completing the ground floor is the modern fitted shower room that is nicely presented, bright and clean. It briefly

comprises; tiled walls, a walk in shower, window to rear aspect, WC and wash hand basin built into a vanity unit and a large frameless mirror. On the first floor are two well appointed bedrooms, both offer quirks of an older home but a classy modern touch. The main bedroom most notably enjoys an exposed brick feature wall and a traditional feature fireplace.

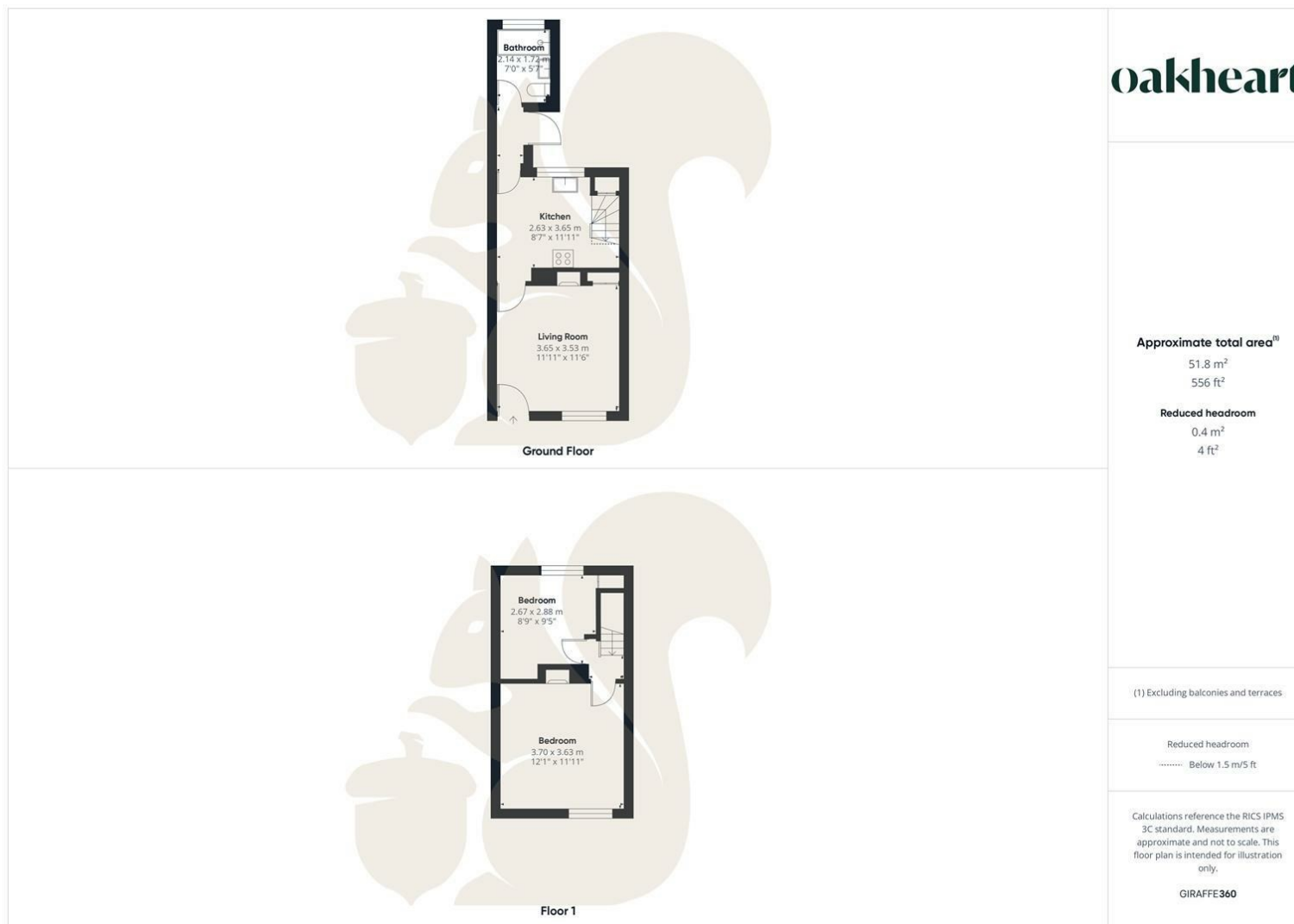
Externally the garden is mostly laid to lawn with the added bonus of a sizeable decking area for alfresco dining!











Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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