



Brook Street, Glemsford, Sudbury CO10 7PL

welcome to

Brook Street, Glemsford, Sudbury

Set within a popular part of the well serviced village of Glemsford is this extended two bedroom and first floor bathroom cottage. The property has been improved greatly by the current owner and offers a spacious lounge, stunning kitchen/diner and is enhanced with a large garden and parking.



Entrance Porch

Double glazed door to front aspect. Double glazed window to side aspect.

Lounge

Double glazed window to front aspect. Fireplace. Radiator. Doorway to:-

Kitchen

Double glazed window to rear aspect. Double glazed door leading to garden. Fitted kitchen with a range of matching wall and base units over areas of work surface, and matching breakfast bar. Stainless steel sink and drainer unit. Stairs rising to first floor. Integral double oven with hob and hood over. Space for appliances. Fireplace.

Landing

Doorways to bedrooms and bathroom.

Bedroom One

Double glazed window to front aspect. Access to boarded loft via ladder. Radiator.

Bedroom Two

Two double glazed windows to rear aspect. Radiator.

Bathroom

Suite comprising low level WC, vanity wash hand basin and bath with mixer tap and shower over. Cupboard housing combination boiler. Underfloor heating.

Front Garden

The driveway provides off road parking.

Rear Garden

The rear garden commences with a patio seating terrace with the remainder predominantly laid to lawn. At the rear of the garden is a further seating area and summer house.

Agent's Note

As is usual with properties of this type, there is a right of way across the rear garden.



view this property online williamhbrown.co.uk/Property/SUD111377



welcome to

Brook Street, Glemsford, Sudbury

- Off road parking
- Two double bedrooms
- First floor bathroom
- Large garden with summer house
- Stunning kitchen/diner

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SUD111377



Property Ref:
SUD111377 - 0006

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



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk