



Greyhound Road, Glemsford, Sudbury CO10 7SJ

welcome to

Greyhound Road, Glemsford, Sudbury

Set within a popular part of the well serviced village of Glemsford is this extended three bedroom semi detached home, offering bright and spacious accommodation throughout. The property is further enhanced with a large garden, ample parking and garage.

Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor. Radiator.

Cloakroom

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Radiator.

Kitchen / Breakfast Area

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Space for appliances. Space for range style oven with hood over. Understairs storage, radiator.

Lounge

Double glazed window to rear aspect. Double glazed door leading to garden. Radiator. Opening onto:-

Dining Room

Two velux windows. double glazed window to side aspect. Double glazed patio doors leading to garden. Radiator. Door leading to garage.

Landing

Access to loft.

Bedroom One

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Two

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Three

Double glazed window to front aspect. Built in wardrobe. Radiator.

Bathroom

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and large shower cubicle. Radiator.

Front Garden

A driveway leads to the garage and the remainder is predominantly laid to lawn.

Rear Garden

The rear garden commences with a patio seating terrace. The remainder is predominantly laid to lawn with mature shrubs. There is a further seating area to the rear of the garden. Side access. Shed to remain.

Garage

Up and over door. Window to side aspect. Power and light connected.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





view this property online williamhbrown.co.uk/Property/SUD111189



welcome to

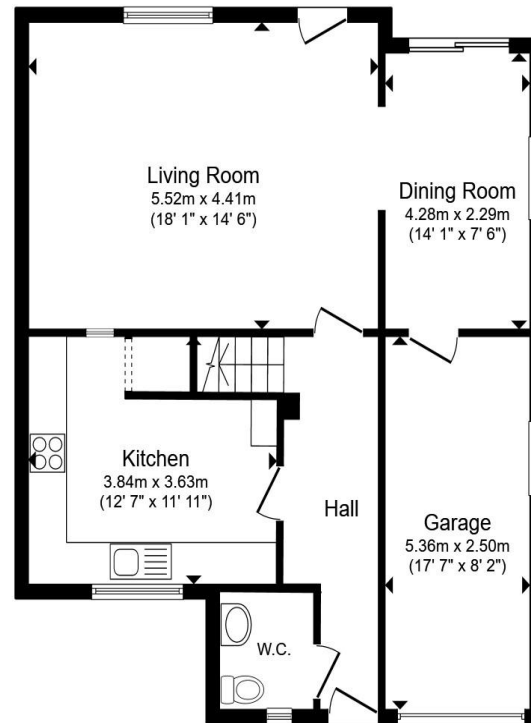
Greyhound Road, Glemsford, Sudbury

- Extended
- Three bedrooms
- Semi detached
- Ample off road parking
- Garage

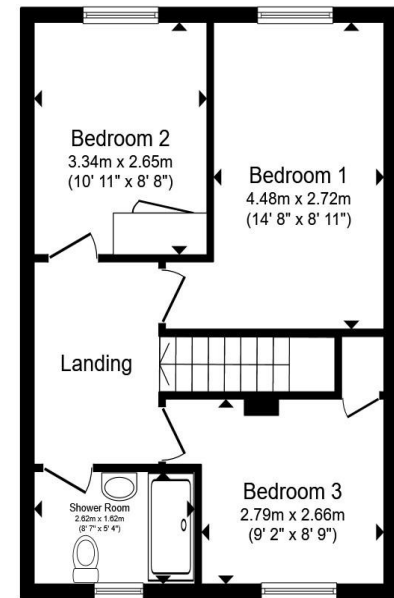
Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£315,000



Ground Floor



First Floor

Total floor area 116.1 m² (1,250 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


william
h brown

view this property online williamhbrown.co.uk/Property/SUD111189



Property Ref:
SUD111189 - 0005

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