

## Description

### Approximate Room Sizes

**THE PROPERTY** This two-bedroom house, in need of a full renovation, presents an excellent opportunity to create a bespoke home.

As you enter, the front door opens into a sitting room featuring a cosy fireplace and windows that provide front and side aspect views, bathing the room in natural light. A door from the sitting room leads to the kitchen/dining room, which includes stairs ascending to the first-floor landing. The kitchen area has a window overlooking the rear aspect, a single base-level unit with a sink, and a door to an inner hall.

The inner hall, with a side aspect door, provides access to the bathroom. The bathroom is equipped with a panelled bath, a close-coupled WC, a wash hand basin, and a window to the side aspect.

Upstairs, two double bedrooms each feature windows and convenient storage cupboards.

Outside, the property benefits from ample off-road parking at the front, and a side driveway offering vehicular access to the rear garden. The rear garden, mainly laid to lawn and enclosed by

fencing, includes an outbuilding that will remain with the property.

### Right of Access:

Please note that 78 Egremont Street has the right of vehicular and pedestrian access over part of the drive to the side of the property. Additionally, 3 New Cut has pedestrian access over the land to the side and rear for access to their own property.

**THE LOCATION** Glemsford boasts a range of essential amenities, ensuring a comfortable and well-connected lifestyle. The village is equipped with a local doctor's surgery, providing residents with accessible healthcare services. The primary school within the village ensures that young families have quality educational facilities close at hand.

Two local convenience shops cater to daily needs, offering a quick and convenient shopping experience. Hunts Hill stores also boasts a Post Office, whilst there is a library adjacent to the SPAR convenience store. Glemsford boasts a fish and chip shop and a Chinese takeaway, providing delicious options for a night off from cooking. You will also find a village pub located on Egremont

street.

Just a stone's throw away, the Willow Tree farm shop awaits, offering fresh produce and a delightful shopping experience. On its premises, a hair salon and a café provide additional amenities, creating a hub of local activity.

Glemsford is a gateway to the natural beauty of the surrounding countryside, with ample opportunities for scenic walks and outdoor activities. Nature lovers will appreciate the proximity to nearby villages such as Long Melford and Cavendish, each with its own unique charm. For a broader range of services and entertainment, the larger towns of Sudbury and Bury St Edmunds are easily accessible, ensuring that residents can enjoy the best of both worlds.

### AGENTS NOTE

Property Construction – Brick Construction

Utilities – Mains Water, Mains Electric, Mains Drainage, No Central Heating System

Broadband - Superfast broadband with download speeds of up to 80 Mbps and upload speeds of up to 20 Mbps (Ofcom data)

Mobile Coverage - Voice & Data likely with EE, Three, O2 & Vodafone. (Ofcom data)

SITTING ROOM 13' 7" x 11' 8" (4.14m x 3.56m)

KITCHEN/DINER 13' 8" x 11' 9" (4.17m x 3.58m)

BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m)

BEDROOM ONE 11' 10" x 11' 8" (3.61m x 3.56m)

BEDROOM TWO 11' 8" x 10' 11" (3.56m x 3.33m)

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

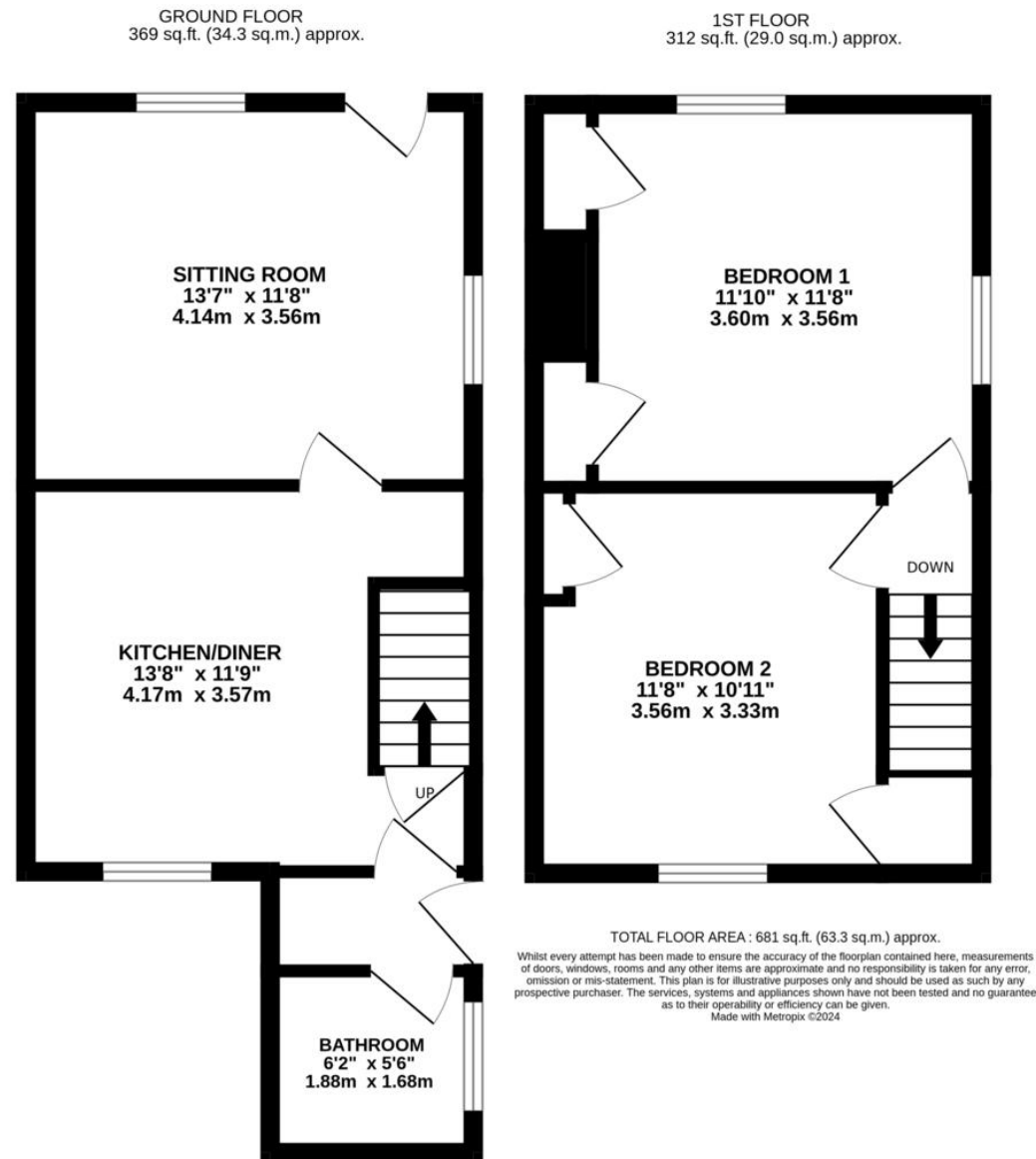
Post Code – CO10 7SF

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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81-91	B		
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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

## New Cut | Glemsford | CO10 7SF

£170,000

In need of renovation is this two bedroom cottage located in the popular village of Glemsford. Boasting off road parking, sitting room, kitchen/diner, bathroom, outbuildings and good size rear garden. Short walk to village shops, doctors surgery, primary school and a local farm shop. NO ONWARD CHAIN

- Two Bedrooms
- Sitting Room
- Kitchen/Diner
- Bathroom
- Off Road Parking
- Outbuilding
- Good Size Rear Garden