

Summary

A two double bedroom cottage in the sought after village of Glemsford. A cosy lounge with open fireplace, modern kitchen, downstairs shower room & rear garden. Within easy access to local amenities.

Description

Approximate Room Sizes

THE PROPERTY This two-bedroom cottage in the sought-after village of Glemsford is ready for you to move straight in and make it your own. This charming home has been updated to combine modern convenience with traditional character, making it a perfect fit for those seeking a blend of comfort and style.

The ground floor features a cosy yet spacious lounge, complete with an open fireplace – an ideal spot to unwind on chilly evenings, adding warmth and character to the home. Adjacent is a modern kitchen, this offers plenty of storage and worktop space, making it not only stylish but also practical for day-to-day cooking and entertaining. Completing the ground floor is a contemporary shower room, fitted to a high standard.

Upstairs, you'll find two double bedrooms, each generously sized and filled with natural light. These versatile rooms provide flexibility for family life, guest accommodation, or even a home office if needed.

Outside, the cottage includes a rear garden that benefits from an open aspect, ideal for enjoying outdoor space. The garden benefits from right of access at the back of the property, ensuring easy entry but it also maintains the privacy of the garden as no one enjoys the entry into your garden.

This lovely cottage is ideal for first-time buyers, investors, or those looking to downsize in a welcoming village community. Don't miss the opportunity to make this beautifully renovated home your own.

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

Broadband - Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

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

Utilities – Gas Central Heating, Mains Water, Mains Electric, Mains Drainage

Property Construction – Brick construction

Rights and Restrictions - Owners benefit from a right of way at the rear of the property

LOUNGE 12' 01" x 11' 10" (3.68m x 3.61m)

KITCHEN 11' 10" x 8' 06" (3.61m x 2.59m)

BEDROOM 1 12' 01" x 11' 10" (3.68m x 3.61m)

BEDROOM 2 10' 00" x 9' 02" (3.05m x 2.79m)

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

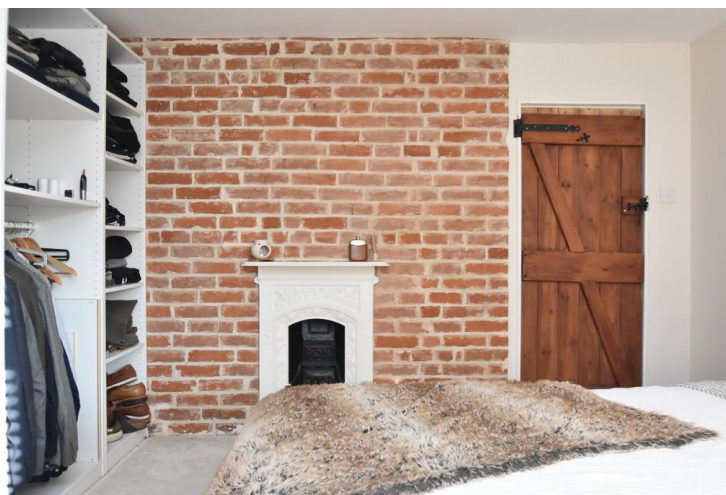
Tenure – Freehold

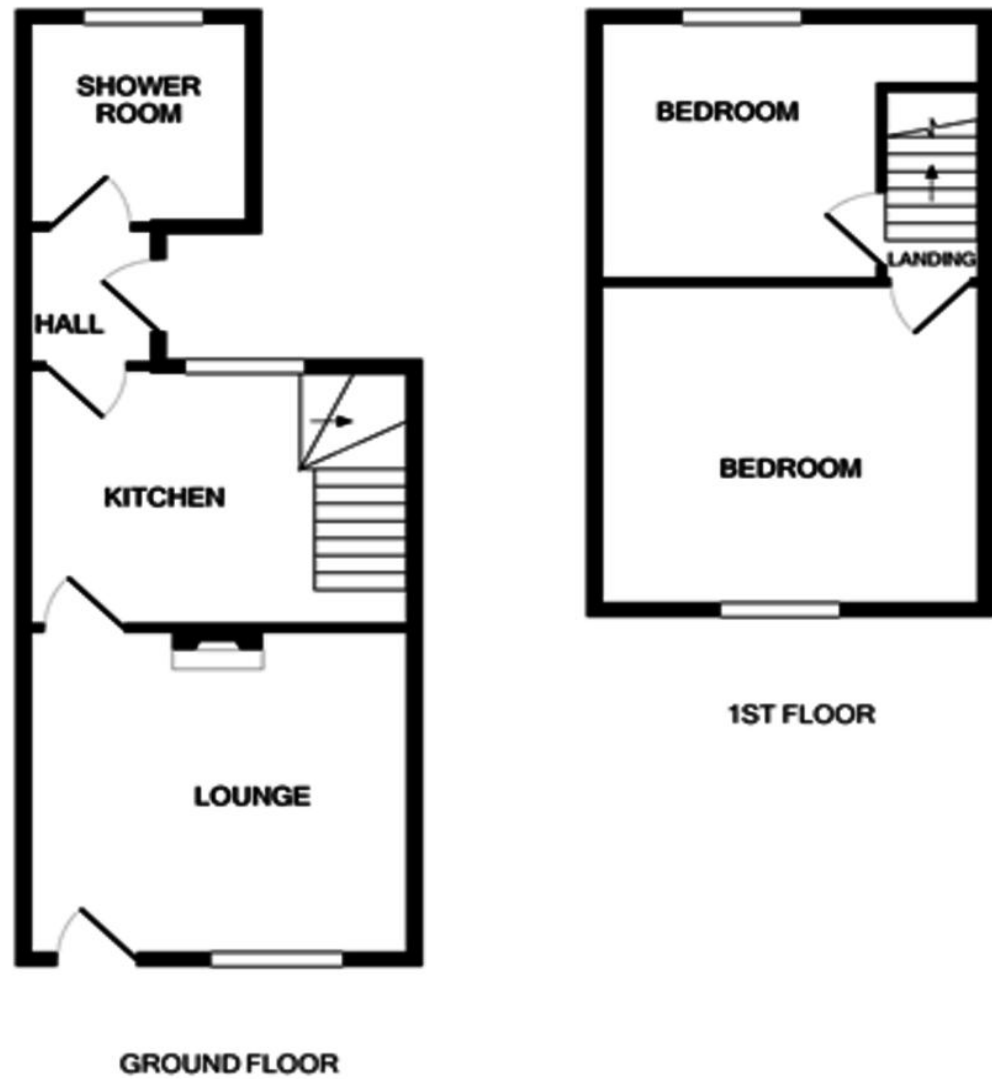
Post Code – CO10 7SA

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	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 are 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

Egremont Street | Glemsford | CO10 7SA

£230,000

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- Sitting Room with Fireplace
- Modern Kitchen
- Ground Floor Shower Room
- Two Bedrooms
- Garden
- Popular Village Location
- Walking Distance To Local Schools & Doctors Surgery