

Bychoice

ESTATE AGENTS



Golding Way, Glemsford

£875

Property Summary

A two bedroom mid-terrace property is available this February. The property benefits from a living room and kitchen/diner on the ground floor, and two bedrooms and bathroom on the first floor. Outside the property benefits from front and rear gardens as well as an

- Available February
- Kitchen/Diner
- Two Bedrooms
- Off-Road Parking



A two bedroom mid-terrace property is available this February. The property benefits from a living room and kitchen/diner on the ground floor, and two bedrooms and bathroom on the first floor. Outside the property benefits from front and rear gardens as well as an allocated parking space. Call now to secure a viewing.

BEDROOM 2

9'6" x 6'3" (2.90 m x 1.90 m)

Radiator, double glazed window to rear. Airing cupboard.

BATHROOM

Pedestal wash basin, low level W.C., panel bath with shower over, radiator. Double glazed window to rear.

OUTSIDE

To the rear of the property the garden is mainly planted, with shrubs and flowers to border, pond. Shed and gate to rear, with access to the off-road parking. To the front of the property there is a small garden with shrubs to border and a tree.

ENTRANCE HALL

With radiator, double glazed window to side and door to lounge.

LOUNGE

12'6" x 11'6" (3.80 m x 3.50 m)

Stairs to first floor, double glazed window to front, radiator and door to kitchen.

KITCHEN

12'6" x 9'4" (3.81 m x 2.84 m)

With a range of fitted base units, hanging wall cupboards, worktops and drawers, tiled splash backs. Inset stainless steel sink, built-in oven and hob with extractor over. Fixed breakfast bar, space for washing machine. Double glazed door to rear garden. Boiler.

FIRST FLOOR LANDING

With radiator, two fitted storage units (currently used as bookcases).

BEDROOM 1

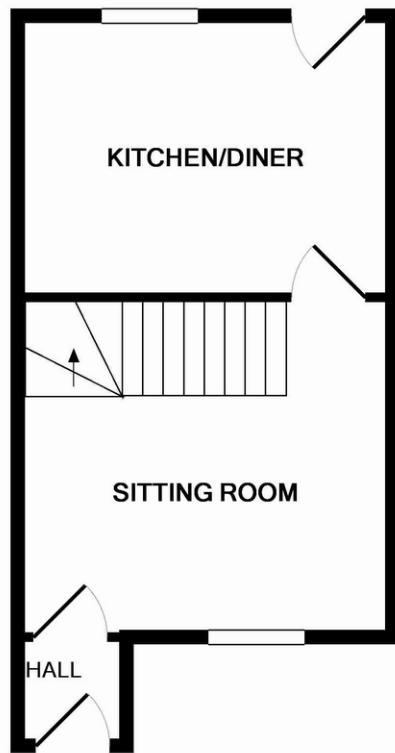
10'6" x 7'10" (3.20 m x 2.40 m)

Built-in wardrobe, radiator and double-glazed window to front aspect.

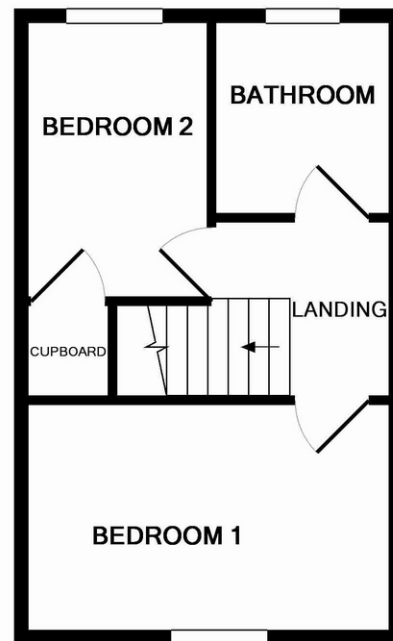
BEDROOM 2

9'6" x 6'3" (2.90 m x 1.90 m)

Radiator, double glazed window to rear. Airing cupboard.



GROUND FLOOR



1ST FLOOR

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Additional Information

Tenure:

Council Tax Band: B

Local Authority: Babergh District Council

Post Code: CO10 7UT

Viewings by appointment only

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

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