



**£230,000**

**Egremont Street, Glemsford**

63

Spkynst  
Cottage  
65



## THE PROPERTY

This charming two-bedroom cottage in the popular village of Glemsford blends modern comfort with traditional character, making it ideal for first-time buyers, investors, or those looking to downsize.

The ground floor offers a cosy lounge with an open fireplace, perfect for relaxing evenings. A stylish, well-appointed kitchen provides ample storage and workspace—ideal for daily use and entertaining. A contemporary shower room completes the ground floor, finished to a high standard.

Upstairs are two generous double bedrooms, both bright and versatile—suitable for guests, family, or home office use.

The rear garden enjoys an open aspect, perfect for outdoor enjoyment. There is also a right of access behind the garden, preserving its privacy while offering convenient rear entry.

## THE LOCATION

Glemsford offers a range of everyday amenities including a doctor's surgery, primary school, two convenience shops, a Post Office, library, fish and chip shop, Chinese takeaway, and a village pub.

The nearby Willow Tree farm shop—with a café and hair salon—adds to the village's appeal as a lively, self-sufficient community.

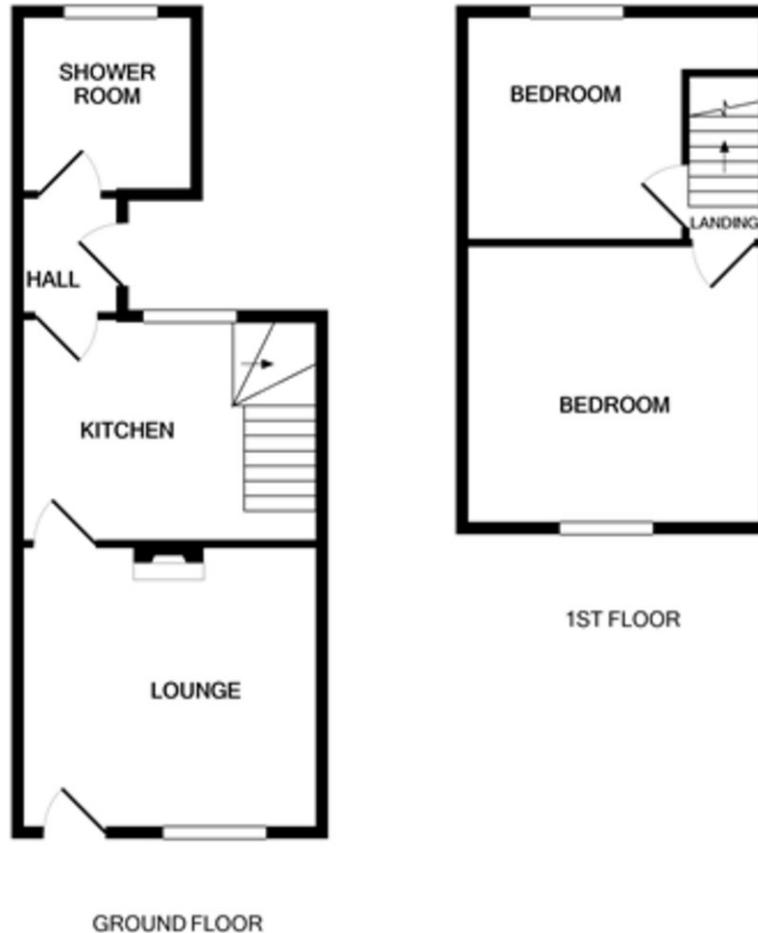
Surrounded by scenic countryside, Glemsford is perfect for walking and outdoor pursuits. It's also close to picturesque villages like Long Melford and Cavendish, with the larger towns of Sudbury and Bury St Edmunds offering broader shopping, dining, and leisure options.

A beautifully presented home in a welcoming village—ready for you to move in and enjoy.









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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Council & Council Tax Band – (Specify the local council and the applicable tax band)

Tenure – Freehold

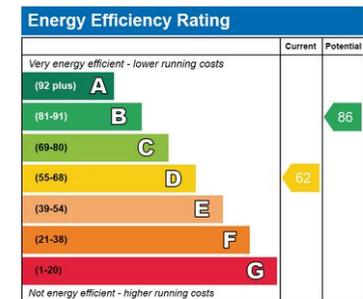
Broadband - Ultrafast broadband with downloads speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

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



Sudbury Office  
01787 468400  
sudbury@bychoice.co.uk  
6, King Street, Sudbury, Suffolk, CO10 2EB

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

**Bychoice**  
ESTATE AGENTS