

# Bychoice

ESTATE AGENTS



Golding Way, Glemsford

£875

## Property Summary

A two-bedroom terraced home in the sought-after village of Glemsford will be available from early April. This property offers convenient access to local amenities, allocated parking, and a private enclosed rear garden. Call now to arrange a viewing!

- Available April
- Two Bedrooms
- Enclosed Garden
- Allocated Parking
- Gas Central Heating
- Popular Location



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### AGENTS NOTE

- This landlord will consider 1x dog OR 1x cat.

### PORCH

Enter into property. Window to side aspect. Door to living room.

### LIVING ROOM

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

Window to front aspect. Door to kitchen/diner. Stairs to first floor.

### KITCHEN/DINER

12'6" x 10'2" (3.80 m x 3.10 m)

Window to rear aspect. A range of matching wall and base units. Electric oven and hob with extractor over. Space for washing machine and fridge/freezer. Stainless steel sink. Wall mounted boiler. Door leading to rear garden.

### MASTER BEDROOM

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

Window to front aspect.

### BEDROOM TWO

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

Window to rear. Door to airing cupboard.

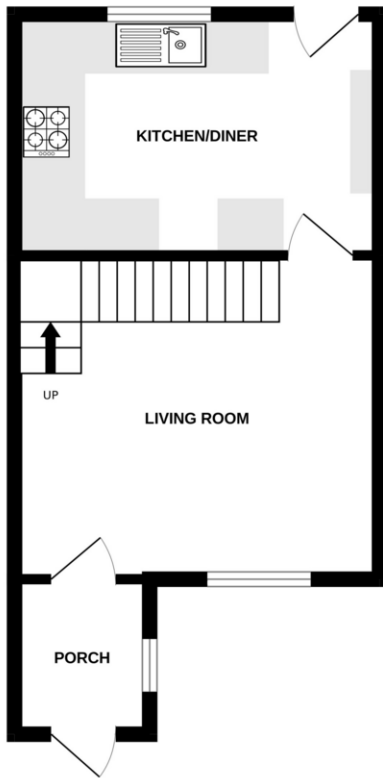
### BATHROOM

Window to rear. Fully tiled suite comprising of WC, pedestal sink and bath with shower over.

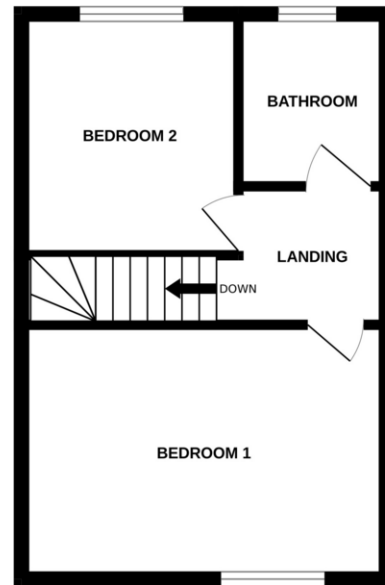
### OUTSIDE

The front garden is laid to lawn with low brick retaining wall and gravel flower bed. The rear garden is again laid to lawn with path leading to rear access and allocated parking area.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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**  
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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.