



Golding Way | Glemsford | CO10 7UT

Available Now! Unfurnished. A well presented 3 bedroom property. Benefits include, ground floor WC, first floor bathroom, off road parking & rear gardens.

£995 pcm

- 3 Bedrooms
- Lounge
- Ground Floor WC
- Kitchen Breakfast Room
- First Floor Bathroom
- Allocated Parking
- Rear Gardens

Approximate Room Sizes

ENTRANCE HALL Wood effect flooring, window & door to front, radiator.

CLOAKROOM Tile effect flooring, wall mounted wash hand basin, WC, extractor fan & radiator.

LOUNGE/ DINER 12' 1" x 15' 5" (3.7>2.9m x 4.7>3.8m) Wood effect flooring, window to front & radiator.

KITCHEN/ BREAKFAST ROOM 15' 1" x 7' 2" (4.6m x 2.2m) Tiled flooring, window & door to front, variety of white wall and base units with black worktops, splash-back tiling, sink/drain, integrated extractor hood & radiator. Fridge freezer & washing machine.

FIRST FLOOR LANDING

BEDROOM 1 13' 5" x 7' 10" (4.1>3.2m x 2.4>1.7m) Wood effect flooring, window to rear, radiator.

BATHROOM Tile effect flooring, window to front, close couple WC, pedestal wash hand basin, panelled bath with shower over, part-tiled wall & radiator.

BEDROOM 2 9' 6" x 7' 10" (2.9m x 2.4m) Wood effect flooring, window to front & radiator.

AIRING CUPBOARD Housing cylinder & shelving.

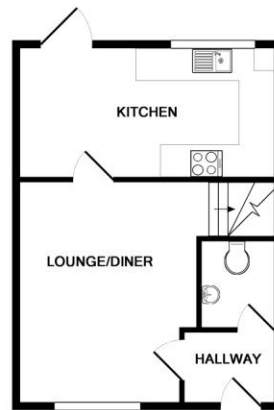
BEDROOM 3 9' 2" x 7' 6" (2.8m x 2.3m) Wood effect flooring, window to rear, radiator.

OUTSIDE The property benefits from a front garden as well as enclosed rear garden with shed, patio, shingle area & gated access. The property also has allocated parking.

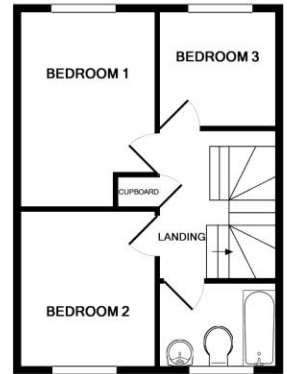
Agents Note *(All fees are inclusive of VAT)*

- Excellent references will be required by anyone renting through Bychoice
- A deposit equal to five weeks rent will be required
- A holding deposit equal to one weeks rent will be required on application
- Tenants will be required to provide their own contents insurance

Local Authority – Babergh District Council
Council Tax Band – B
Post Code – CO10 7UT



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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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

