



Offers In Excess Of £200,000

Brook Street, Glemsford



THE PROPERTY

Welcome to this two-bedroom property offered with no onward chain.

Upon entering, you are welcomed into the living room, which benefits from good natural light and a fireplace, creating a comfortable main reception space. The room leads through to the kitchen, which offers a range of worktop space and storage, along with integrated features including a stainless steel inset sink.

The kitchen flows into a hallway providing access to both the utility area and the downstairs bathroom. The bathroom comprises a WC, pedestal wash hand basin, and a bath with a shower overhead. The utility area also provides convenient access to the rear garden.

To the rear of the property is a good-sized, low-maintenance garden with a seating area and a shed providing useful additional storage. To the front, the property benefits from off-street parking.

THE LOCATION

Glemsford offers a range of everyday amenities, supporting a convenient village lifestyle. The village has a local doctor's surgery and a primary school, making it well suited to families.

There are two convenience shops serving daily needs, including Hunts Hill Stores which also includes a Post Office, while a library is located next to the SPAR store. The village also features a fish and chip shop, a Chinese takeaway and a pub on Egremont Street.

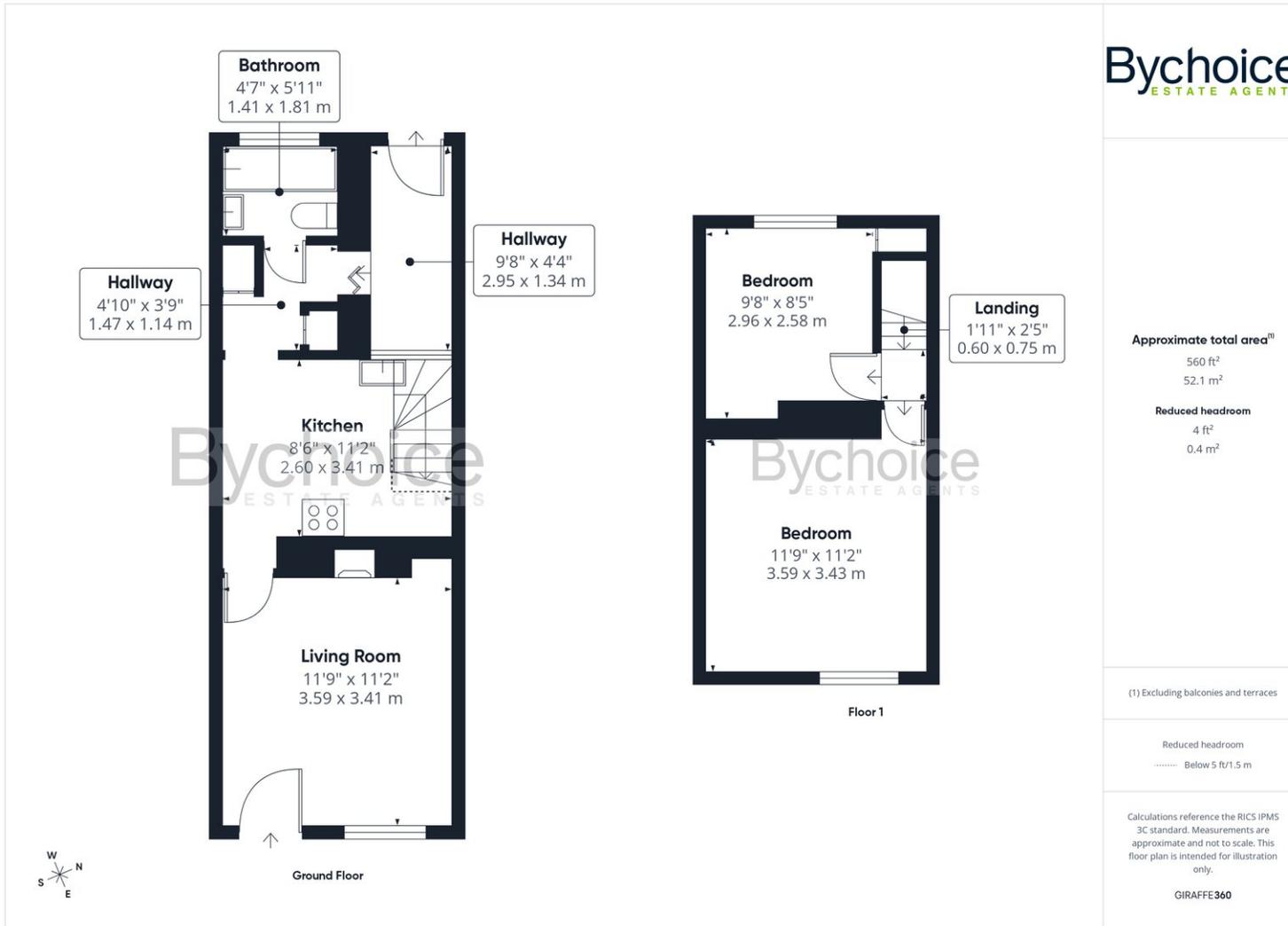
Nearby, the Willow Tree Farm Shop offers fresh local produce, alongside a café and hair salon.

Surrounded by attractive countryside, Glemsford provides plenty of opportunities for walks and outdoor activities. The nearby villages of Long Melford and Cavendish offer further charm and amenities, while the larger towns of Sudbury and Bury St Edmunds are easily accessible for a wider range of shopping, dining and leisure facilities.









Council & Council Tax Band – Band B - Babergh District Council

Tenure – Freehold

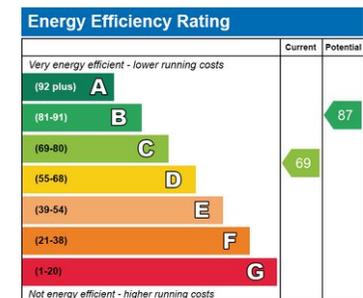
Broadband – Ultrafast broadband with download speeds of up to 1000 Mbps and upload speeds of up to 1000 Mbps (Ofcom data)

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

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

Property Construction – Standard Brick Construction

Rights and Restrictions - The neighboring property to the left benefits from a right of access over 75 Brook Street for the purpose of bin storage and collection. In turn, 75 Brook Street benefits from a right of access over the neighboring property to the right.



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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