

Summary

A three bedroom end of terrace property situated in an end of cul-de-sac position. The property benefits from a garage and off road parking, good size sitting room, conservatory, kitchen, ensuite to master bedroom, family bathroom and a good size rear garden. NO ONWARD CHAIN.

Description

Approximate Room Sizes

ENTRANCE HALL Entrance door into entrance hall, with window to front aspect, further doors off to kitchen, wc, sitting room and integral garage.

KITCHEN 12' 9" x 8' 4" (3.89m x 2.54m)

Double glazed window to front, matching fitted wall and base level units with work surfaces over, inset sink with tap over, space for electric oven with extractor over, space for under counter white goods.

SITTING ROOM 20' 9" x 10' 9" (6.32m x 3.28m)

Double glazed window to rear, double glazed sliding door to conservatory, stairs ascending to first floor landing.

CONSERVATORY 8' 9" x 7' 7" (2.67m x 2.31m) Double glazed windows to three aspects with double glazed patio doors leading to the garden.

WC Low level WC, wash hand basin with taps over.

LANDING Doors off to bedrooms, bathroom, cupboard.

BEDROOM 1 11' 1" x 8' 11" (3.38m x 2.72m)

Double glazed window to rear, double doors to built in wardrobe, door to ensuite.

ENSUITE Double glazed window to rear, shower unit, low level wc, glass wash hand basin with tap over.

BEDROOM 2 10' 4" x 8' 11" (3.15m x 2.72m)

Double glazed window to front.

BEDROOM 3 11' 3" x 7' 4" (3.43m x 2.24m)

Double glazed window to front.

BATHROOM Double glazed window to rear, panelled bath with taps and shower attachment over, wash hand basin with taps over, low level wc.

GARAGE 16' 3" x 8' 6" (4.95m x 2.59m) Up and over garage door to front, power and lighting.

OUTSIDE Off road parking to the front of the property with vehicular access to the garage and door into the entrance hall.

The rear garden is laid to lawn and enclosed by wood panel fencing, gate to rear providing access to further allocated parking space.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – C

Tenure – Freehold

Services – Mains Drainage, Gas Heating, Water, Electric

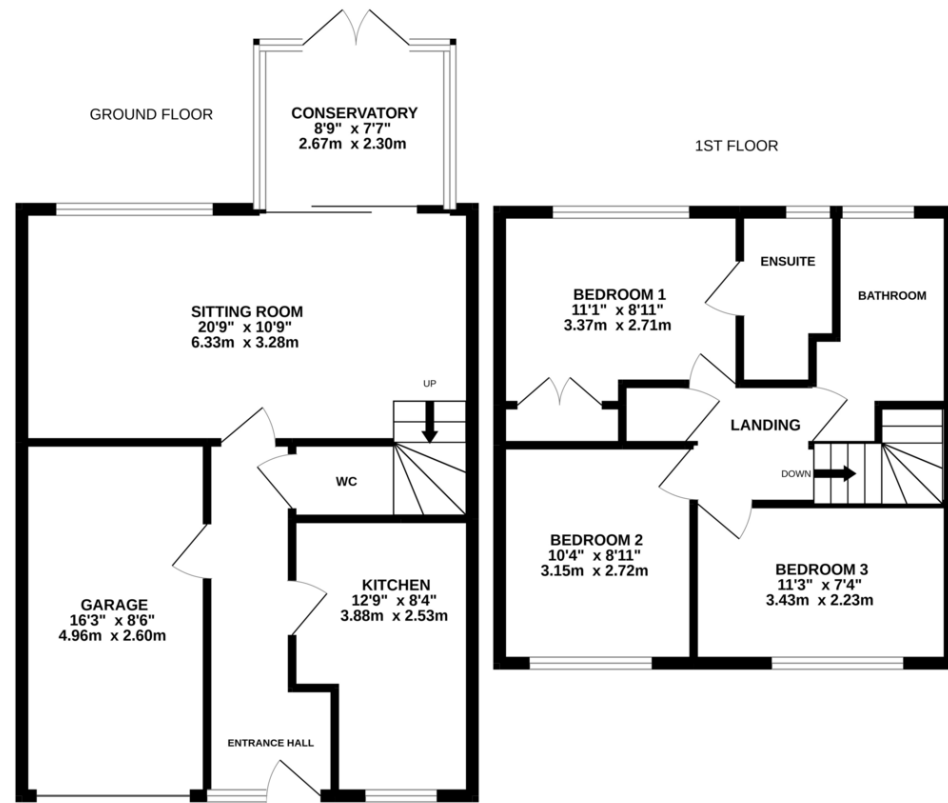
Post Code – CO10 7UT

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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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If you would like to speak to one of our mortgage advisors call now – 01787 468400



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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epc4u.com | | | |

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

Golding Way | Glemsford | CO10 7UT

£269,995

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- Three Bedrooms
- Kitchen
- Sitting Room
- Conservatory
- Ground Floor WC
- Ensuite
- Family Bathroom