

4 Patches Court, Patches Yard, Glemsford, Sudbury, CO10 7PZ



**2** bedrooms  
**1** reception room  
**1** bathroom

**Freehold**  
Guide Price  
**£225,000**  
Subject to contract  
**No onward chain**



An end of terrace property in a mews-style setting quietly tucked away within the village of Glemsford. Considered idea for those looking for their first purchase or equally perhaps an investor buyer.

# Some details

## General information

An excellent opportunity for either first time buyer or investor to acquire this two bedroom end of terrace property in a mews-style setting within this well-served village and offered for sale with no onward chain.

The electrically heated accommodation is briefly composed of double glazed door leading into the main sitting room with wood-style laminate flooring, double glazed window to the front aspect, stairs rising to the first floor and further door leading to a kitchen/diner clearly set into two distinct zones. The kitchen area has work surfaces to two walls including one and a half bowl drainer sink, a range of grey gloss handle-less units and drawers surround beneath with further wall mounted units over, integrated single oven, hob with splashback and extractor over. There is tiling to the floor with good space for a table and a double glazed door leading to the rear garden.

Stairs rise up from the sitting room to the first floor landing with built-in airing cupboard and doors lead off to two good size bedrooms, of which the master bedroom sits to the front of the property with built-in wardrobe over the stairs and loft hatch. Bedroom two lies to the rear with double glazed window enjoying views over farmland beyond. The accommodation is then concluded with the bathroom which has panel enclosed bath with mixer tap and shower attachment over, part tiled surrounds, splash screen plus wall-mounted heated towel rail and vanity wash hand basin.

### Lounge

14' 4" x 11' 8" (4.37m x 3.56m)

### Kitchen/dining room

14' 4" x 9' 5" (4.37m x 2.87m)

### Landing

### Bedroom one

11' 5" x 11' 11" max (3.48m x 3.63m)

### Bedroom two

9' 5" x 8' 7" (2.87m x 2.62m)

### Bathroom

6' x 5' 6" (1.83m x 1.68m)

## Outside

To the front of the property there is no garden area to speak of but a step to the front door and a designated parking space.

The rear gardens are designed in a low maintenance fashion with step leading down to a patio terrace with flower and shrub border, an area of lawn and there are fenced and wall boundaries

## Location

The village of Glemsford lies just under 7 miles from the main market town of Sudbury and offers a wide range of local amenities including shops, hair salon, takeaway, public houses and of course primary schools and has a regular bus service connecting to Sudbury and the surrounding villages.

## Important information

Council Tax Band - B

Services - We understand that mains water, drainage and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

Our ref - NAS

## Directions

Using Fenn Wright's offices in Market Hill as point of origin and using postcode with Sat Nav, as you enter Glemsford coming up Skates and then Hunts Hill you will come to The Green, turn left here and Patches Court can be found immediately on the left hand side in a Mews-style development.

## Further information

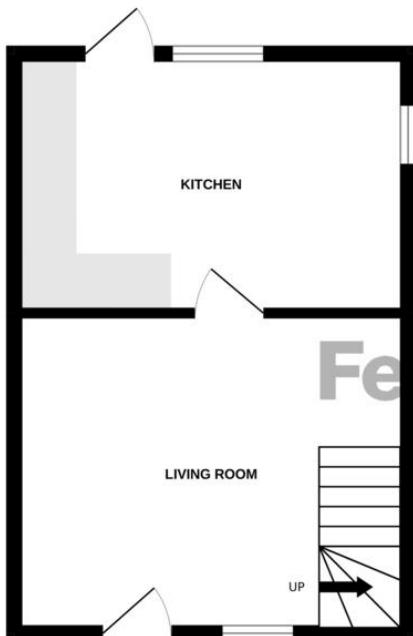
If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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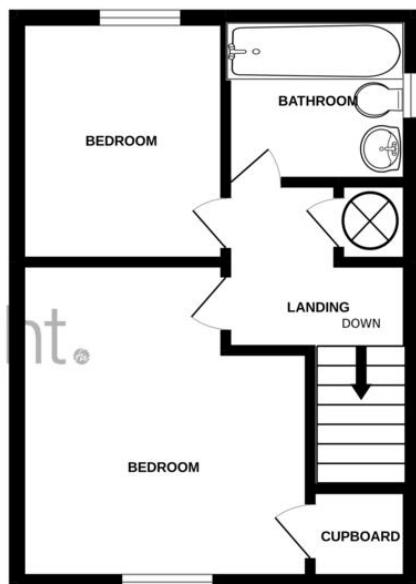
## Viewing

To make an appointment to view this property please call us on 01787 327 000.

## GROUND FLOOR



## 1ST FLOOR



# Fenn Wright.

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To find out more or book a viewing

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