

## Summary

This one bedroom quarter house commences with an open plan sitting/dining room and fitted kitchen to the ground floor. A spiral staircase leads to the bedroom and bathroom located on the first floor. Further benefiting from a short walk to the local amenities including doctors surgery and primary schools as well as local convenience shops and pubs. NO ONWARD CHAIN.

## Description

Approximate Room Sizes

**ENTRANCE PORCH** Front door into porch, with a further door accessing open plan sitting/dining room.

**SITTING/DINING ROOM 15' 7" x 13' 7" (4.75m x 4.14m)** Double glazed window to right aspect of the property, space for sitting and dining furnishings. Opening into kitchen. Spiral staircase leading to first floor landing space.

**KITCHEN 6' 6" x 6' 1" (1.98m x 1.85m)** Double glazed window to front aspect of the property. Wall and base level units with work surfaces over, inset sink with mixer tap over, space for electric oven, space for fridge/freezer, space and plumbing for washing machine.

**LANDING** Doors to bedroom and bathroom.

## **BEDROOM 13' 7" x 8' (4.14m x 2.44m)**

Double glazed window to the right and front aspect of the property. Fitted double doors into wardrobe space, an additional door to storage space.

## **BATHROOM 7' 2" x 6' 2" (2.18m x 1.88m)**

Double glazed window facing front aspect of the property, panelled bath with taps and wall mounted shower, pedestal wash hand basin with taps over, close coupled w/c.

**OUTSIDE** The property boasts a small front garden predominately laid to turf and enclosed by wooden picket fencing. Off road parking to the front of the property and Infront of the garage.

**GARAGE** Up and over garage door provides vehicular access to the garage.

**AGENTS NOTE** Council Tax - A

EPC Rating - Awaiting EPC

Tenure - Freehold

Services - Mains drainage & water, gas heating, electric

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – A

Tenure – Freehold

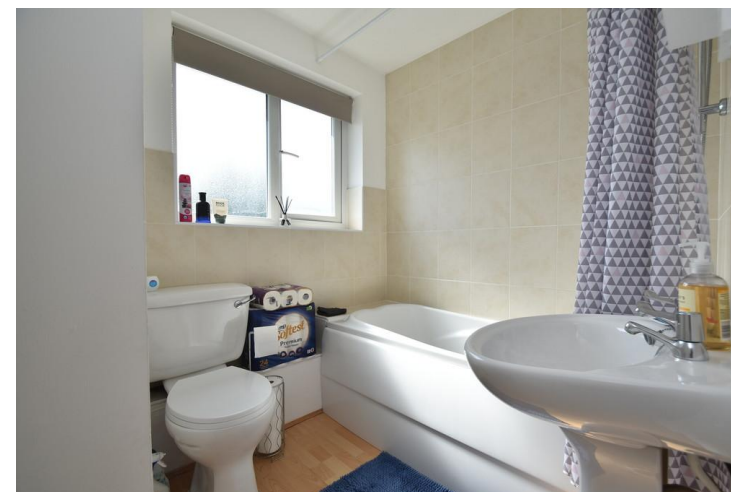
Services – Mains Drainage & Water, Gas Heating, Electric

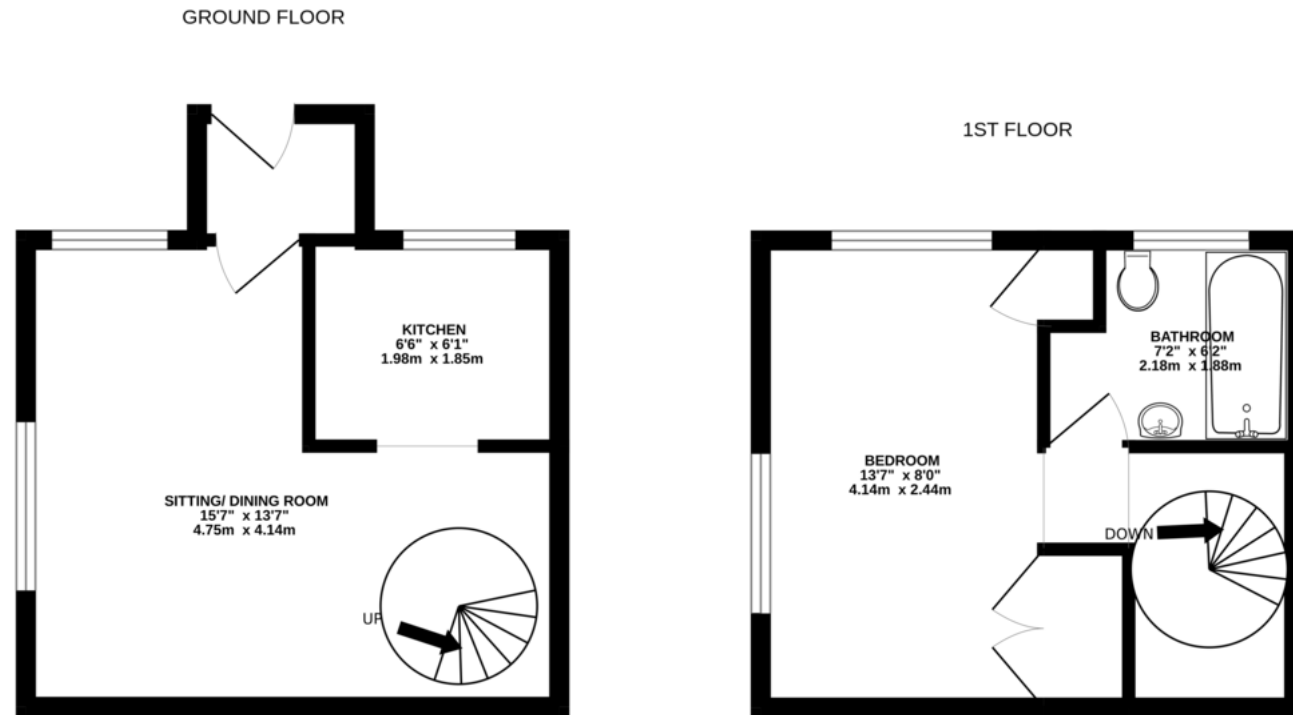
Post Code – CO10 7QX

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





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Your home may be repossessed if you do not keep up repayments on your mortgage.  
Awaiting EPC

**Contact Details**  
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## Kings Road | Glemsford | CO10 7QX

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## Offers In Excess Of £150,000

- One Bedroom Quarter House
- Open Plan Sitting/Dining Room
- Kitchen
- Bathroom
- Garage & Parking
- Popular Location
- Walking Distance to Amenities