

Summary

Three bedroom home benefiting from a spacious kitchen/diner, sitting room and first floor bathroom. Externally the property boasts front & rear gardens as well as a garage and parking to the front. The property is a short walk to amenities including co-ops, doctors surgery and schools. Sudbury town and its branch line train station are easily accessible on foot. No onward chain.

Description

Approximate Room Sizes

ENTRANCE HALL Front door leading into entrance hall. Stairs to first floor landing. Doors off to kitchen/diner, sitting room and under stair cupboard.

KITCHEN 11' x 10' 9" (3.35m x 3.28m) Double glazed window to front aspect. A range of fitted wall and base level units with work surfaces over, inset sink with mixer tap over, space and plumbing for washing machine, oven and fridge/freezer. Door to cupboard.

LIVING ROOM 17' 2" x 11' 8" (5.23m x 3.56m) Double glazed windows to rear aspect and french doors opening out into rear garden. Fireplace.

LANDING Airing cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE 11' x 10' 10" (3.35m x 3.3m) Double glazed window to front aspect with views over the church.

BEDROOM TWO 11' 8" x 10' 11" (3.56m x 3.33m) Double glazed window to rear aspect.

BEDROOM THREE 8' 6" x 7' 5" (2.59m x 2.26m) Double glazed window to rear aspect.

OUTSIDE The front of the property is laid to lawn with a path leading to the front door. The rear garden is predominately laid to lawn and enclosed by wood panel fencing with gate providing access to a path to the rear.

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains drainage, gas central heating, water & electric

Post Code – CO10 0HL

Viewings by appointment

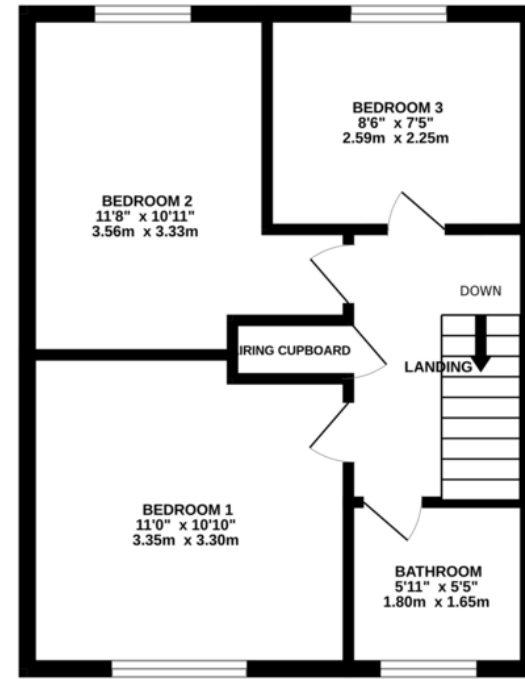
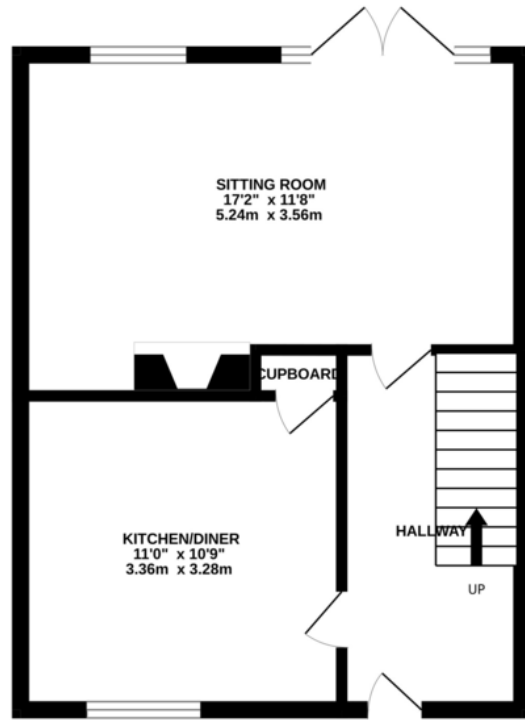
Bychoice Estate Agents

Tel: 01787 468400



GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.

1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Contact Details

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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

Glenside | Great Cornard | CO10 0HL

£260,000

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- Three Bedrooms
- Kitchen/Diner
- Sitting Room
- First Floor Bathroom
- Front & Rear Gardens
- Garage & Parking
- Walking Distance To Schools & Leisure Centre