



Kings Road | Glemsford | CO10 7QX

£750 pcm

Available February is this one bedroom quarter house located in the popular village of Glemsford and a short walk away from local amenities. The property benefits from an open plan living/dining room and kitchen to the ground floor. A spiral staircase leads to the bedroom and bathroom located on the first floor. Call now to secure a viewing.

- Available February
- Open Plan Living/Dining Room
- Double Bedroom
- Garage and Parking
- Popular Location
- Walking Distance to Amenities

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

**LIVING/DINING ROOM** 15' 7" x 13' 7" (4.75m x 4.14m) Double glazed window to right aspect of the property, space for living 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.

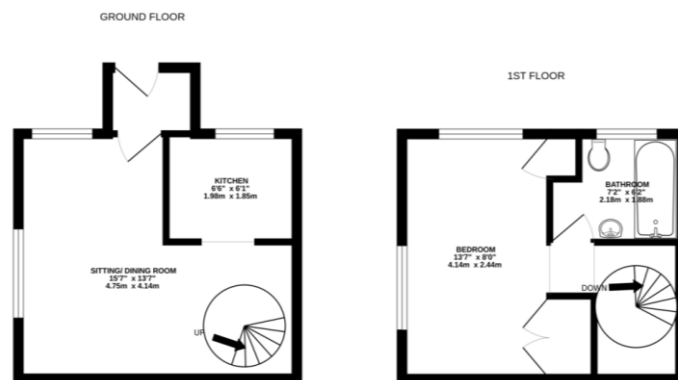
**BEDROOM** 13' 7" x 8' (4.14m x 2.44m) Double glazed window to the right and front aspect of the property. Fitted double doors into wardrobe space, an additional door to storage space.

**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 in front of the garage.

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

Local Authority – Babergh District Council  
Council Tax Band – A  
Post Code – CO10 7QX



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of items, relations, 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 here are not tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 12022



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Contact Details

6 King Street, Sudbury, Suffolk, CO10 2EB

Tel: 01787 468400

Email: sudbury@bychoice.co.uk

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

