



Gowers End, Glemsford, Sudbury CO10 7UF



welcome to

Gowers End, Glemsford, Sudbury

****EXTENDED LEASE**** Situated in the popular and well serviced village of Glemsford is this well presented ground floor studio apartment with spacious living space and study / cot room currently used a single bedroom, and further enhanced with views over a greensward and allocated parking.



Studio Area

14' 7" x 8' 7" (4.45m x 2.62m)

Double glazed windows to rear and side aspects overlooking the green. Storage heater. Opening onto kitchen and inner hall.

Kitchen

8' 7" x 5' 11" (2.62m x 1.80m)

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Integral oven and hob with extractor over. Plumbing for washing machine, integral fridge.

Study / Cot Room

8' 10" x 3' 11" (2.69m x 1.19m)

Door leading to:-

Shower Room

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle.



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- Ground floor
- Studio apartment with spacious lounge and study
- Extended lease
- Allocated parking
- Views over greensward

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 33.00

Ground Rent: 95.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Feb 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD110752 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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