



**Greyhound Road, Glemsford, Sudbury CO10 7SJ**

**welcome to**

## **Greyhound Road, Glemsford, Sudbury**

Set within a popular part of the well serviced village of Glemsford is this extended three bedroom semi detached home, offering bright and spacious accommodation throughout. The property is further enhanced with a large garden, ample parking and garage.

### **Entrance Hall**

Double glazed door to front aspect. Stairs rising to first floor. Radiator.

### **Cloakroom**

Double glazed window to front aspect. Suite comprising low level WC and wash hand basin. Radiator.

### **Kitchen / Breakfast Area**

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit with one and a half bowl. Space for appliances. Space for range style oven with hood over. Understairs storage, radiator.

### **Lounge**

Double glazed window to rear aspect. Double glazed door leading to garden. Radiator. Opening onto:-

### **Dining Room**

Two velux windows. double glazed window to side aspect. Double glazed patio doors leading to garden. Radiator. Door leading to garage.

### **Landing**

Access to loft.

### **Bedroom One**

Double glazed window to rear aspect. Built in wardrobe. Radiator.

### **Bedroom Two**

Double glazed window to rear aspect. Built in wardrobe. Radiator.

### **Bedroom Three**

Double glazed window to front aspect. Built in wardrobe. Radiator.

### **Bathroom**

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and large shower cubicle. Radiator.

### **Front Garden**

A driveway leads to the garage and the remainder is predominantly laid to lawn.

### **Rear Garden**

The rear garden commences with a patio seating terrace. The remainder is predominantly laid to lawn with mature shrubs. There is a further seating area to the rear of the garden. Side access. Shed to remain.

### **Garage**

Up and over door. Window to side aspect. Power and light connected.





### Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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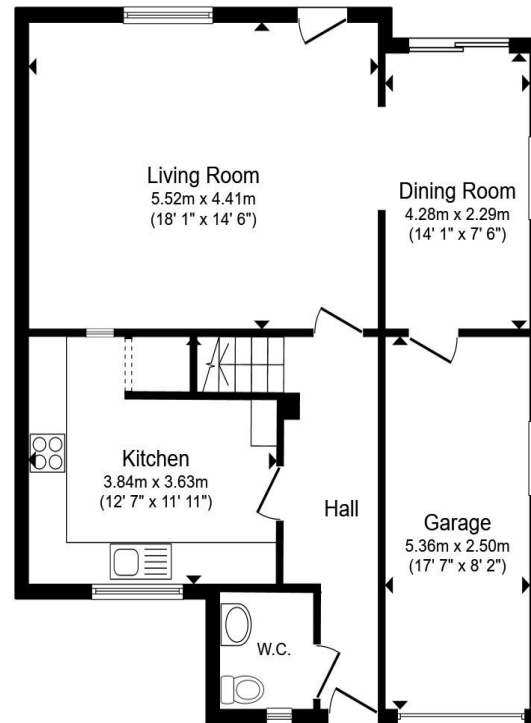
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## Greyhound Road, Glemsford, Sudbury

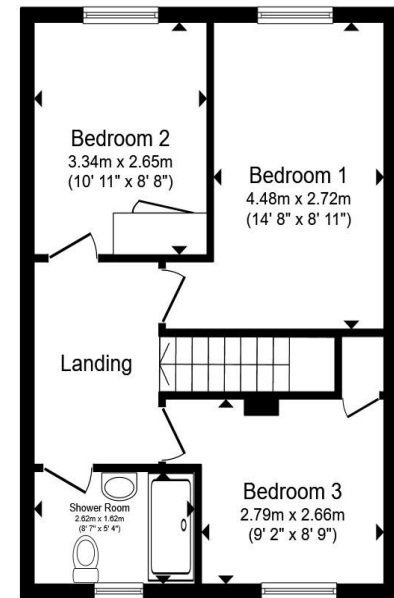
- Extended
- Three bedrooms
- Semi detached
- Ample off road parking
- Garage

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£325,000**



**Ground Floor**



**First Floor**

Total floor area 116.1 m<sup>2</sup> (1,250 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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Property Ref:  
SUD111189 - 0004

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.

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