



Tye Green, Glemsford, Sudbury CO10 7RG

welcome to

Tye Green, Glemsford, Sudbury

EXTENDED Set within a popular part of the well serviced village of Glemsford is this extended Victorian two bedroom end of terrace home with large lounge/diner and stunning kitchen. The property is further enhanced with a ground floor cloakroom and first floor bathroom.

Lounge / Diner

Sash bay window and door to front aspect. Double glazed windows to rear and side aspects. Fireplace housing multi fuel burner. Stairs rising to first floor. Two radiators. Door leading to:-

Kitchen

Double glazed windows to both side aspects. Three velux windows. Double glazed french doors to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Integral Neff slide and hide oven with hob and hood over. Integral fridge/freezer, dishwasher and washing machine. Butler sink with mixer tap set into wooden worktop. Radiator.

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and vanity wash hand basin. Radiator, extractor fan.

Landing

Access to loft. Doors leading to bedrooms.

Bedroom One

Double glazed sash window to front aspect. Radiator.

Bedroom Two

Double glazed window to rear aspect. Built in wardrobes. Door leading to:-

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin, shower cubicle and bath with mixer tap. Shaver point, heated towel rail, airing cupboard.

Rear Garden

The rear garden commences with a courtyard with wrought iron gate and fencing. The main garden then consists of areas of lawn and flower beds. External power point. Sheds to remain. Outside tap. As is usual with properties of this type, there is a right of way across the rear garden.

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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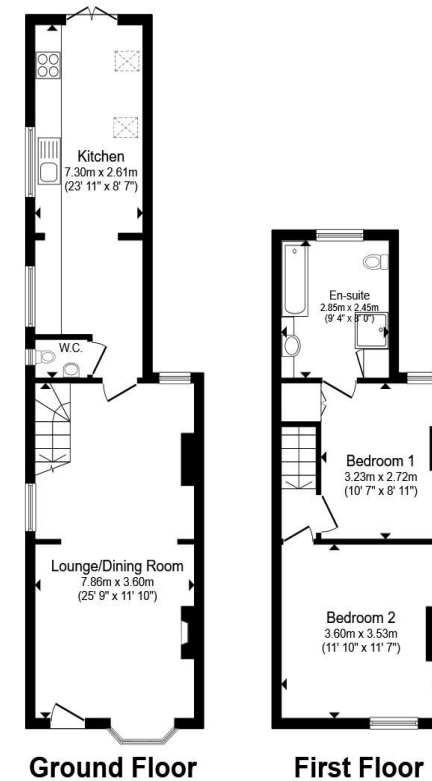
- Two bedrooms
- Victorian end of terrace
- Large rear garden
- Spacious lounge/diner
- Stunning kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

£260,000



Total floor area 76.1 m² (819 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


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Property Ref:
SUD111434 - 0003

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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