



**8-10 Fair Green,  
Glemsford, Suffolk.**

**DAVID  
BURR**

# THE FLAT, 8-10 FAIR GREEN, GLEMSFORD, SUDBURY, SUFFOLK, CO10 7PH

Glemsford is a popular village situated to the West of Long Melford. The village offers many amenities including a school, doctor's surgery, public transport facilities and has a selection of shops and public houses. Surrounded by open countryside and farmland, the village is conveniently situated for Long Melford, Sudbury with its commuter rail link to London Liverpool Street (about 7 miles) and Bury St Edmunds to the north (about 12 miles).

A superb three-bedroom apartment situated in the heart of a well-served village which has been completely refurbished and redecorated throughout to high standard. The property further benefits from off road parking and an attractive decked garden.

## A fully refurbished three-bedroom apartment with off road parking and communal garden.

Private entrance door leading to:

### First Floor

**HALLWAY: 2.16m x 0.88m** (7'1" x 2'10") with space for cloaks and staircase leading to:

**KITCHEN: 3.4m x 3.1m** (11'1" x 10'2") with new linoleum flooring and matching wall and base level units incorporating stainless steel double sink with mixer sink above, space and plumbing for washing machine, electric oven with extractor fan above, and space for refrigerator/freezer.

**SITTING/DINING ROOM: 5.73m x 3.10m** (18'9" x 10'2") A bright and welcoming space with windows to rear and laminate wood effect flooring. An opening leads to an area of storage with integrated shelving. Large useful storage cupboard off. Door to:

**BEDROOM 1: 3.7m x 3.52m** (12'1" x 11'6") A spacious double bedroom overlooking the street scene below. Integrated wardrobes.

**BEDROOM 2: 3.79m – 2.78m x 2.52m** (12'5" – 9'1" x 8'3")  
Overlooking the street scene below.

**BEDROOM 3: 3.11m x 1.76m** (10'2" x 5'9")

**FAMILY BATHROOM: 3.37m x 1.62m** (11' x 5' 3") with brand new linoleum floor, bath with mixer tap and shower head attachment, WC, wash hand basin and fully tiled shower cubicle.

### Outside

The property benefits from **OFF-ROAD PARKING** and a newly created communal decked garden area.

**SERVICES:** Main water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** D - A copy of the energy performance certificate is available on request.

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**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX (0300 1234000).

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

**TENURE:** A holding deposit of one weeks rent will be required to process an application for a tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover. Fees may be charged for late payment of rent, mislaid keys, etc.

FLOOR PLAN  
TO BE APPENDED

