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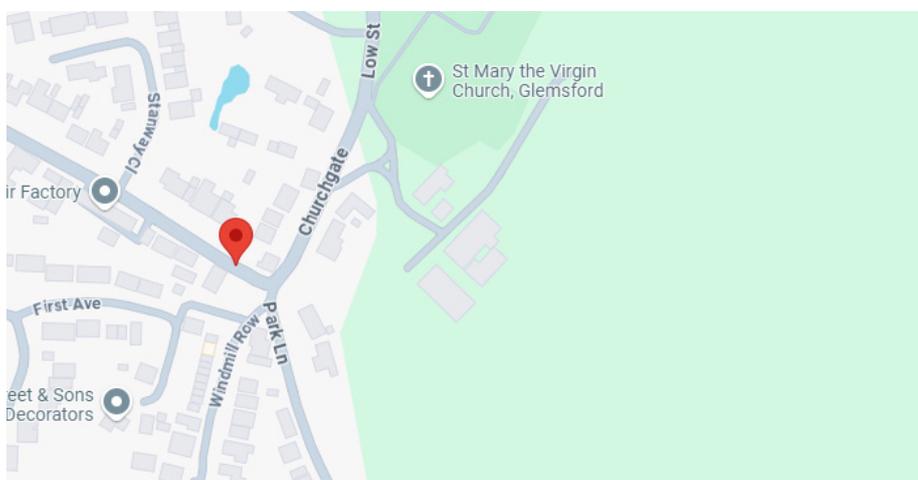
8 Churchgate  
Glemsford, Suffolk

# 8 Churchgate

## Glemsford, Suffolk

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A characterful Victorian end of terrace property with modern kitchen and bathroom, enjoying off-road parking and enclosed rear garden.



- Characterful Victorian end of terrace property
- Two bedrooms
- Modern kitchen and bathroom
- Off-road parking
- Enclosed rear garden

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## INTERIOR

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Entrance into PORCH with quarry tile flooring and a door opening to the SITTING ROOM with fireplace that is currently boarded. A staircase leads to the first floor with storage beneath. Door to KITCHEN fitted with a range of wall and base units under worktop with ceramic sink inset. Appliances include an electric oven with a four ring hob with extractor hood over, space for a small dining table and chairs, space and plumbing for a washing machine and fridge/freezer. Stable door leading out and tiled floor.



### FIRST FLOOR

LANDING with access to TWO BEDROOMS the Master of which enjoys an outlook to the front and storage cupboards. The second bedroom includes a range of fitted shelving and outlook to the rear with views over countryside. FAMILY BATHROOM comprising a panelled bath with shower attachment over, pedestal sink unit, WC, extensively tiled walls and flooring.



## EXTERIOR

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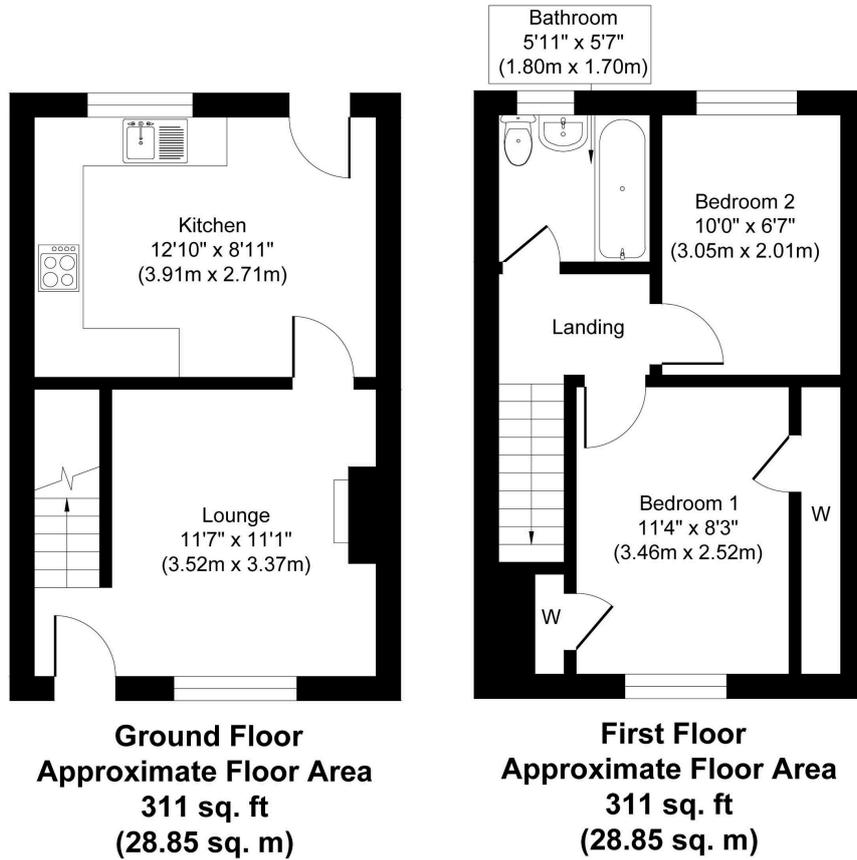
To the front of the property is an area of off-road parking, suitable for one vehicle. To the rear is an enclosed rear garden comprising a terraced area, ideal for Al Fresco entertaining, lawn and shrubbery, together with a useful storage shed.



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# Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

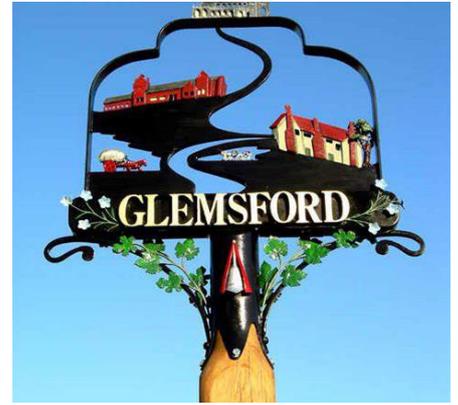
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# Glemsford, Suffolk

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).



## Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX Telephone: 0300 1234000.

COUNCIL TAX BAND: A. £1,161.00 per annum.

PROPERTY POSTCODE: CO10 7QE.

EPC: Band D.

CONSTRUCTION TYPE: Brick.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

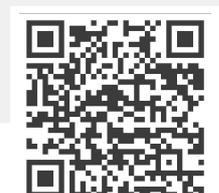
ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: A Right of Way exists for the purpose of maintenance.

FLOOD RISK: None.

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



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