

oakheart

£240,000

Price Guide  
Brook Street, Glemsford



**\*\*GUIDE PRICE £240,000 - £250,000\*\***

We are pleased to present this charming end terrace cottage located on Brook Street in the delightful village of Glemsford. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there is ample space for a small family or guests to stay over.

This pretty and characterful residence is nicely proportioned

with an attractive complimentary finish to the heritage of the building. The handy porch separates entry to the front aspect living room making you feel right at home from the moment you step inside. The living room boasts features that briefly include; A multi-fuel burner, original brick laid flooring, exposed timbers and a brick built fireplace. At the rear aspect is the well appointed kitchen/dining room which is finished in a traditional style with clay tiled flooring and a patio door to the back garden.

One of the highlights of this property is the lengthy back garden, providing a lovely outdoor space for gardening enthusiasts or for hosting summer barbecues with friends and family. Additionally, the driveway offers convenient parking, ensuring you never have to worry about finding a parking spot after a long day.

Situated near the local Primary School, this house is perfect for families with young children, offering a short commute for the school run. Don't miss out on the opportunity to arrange a viewing and make this house your new home!







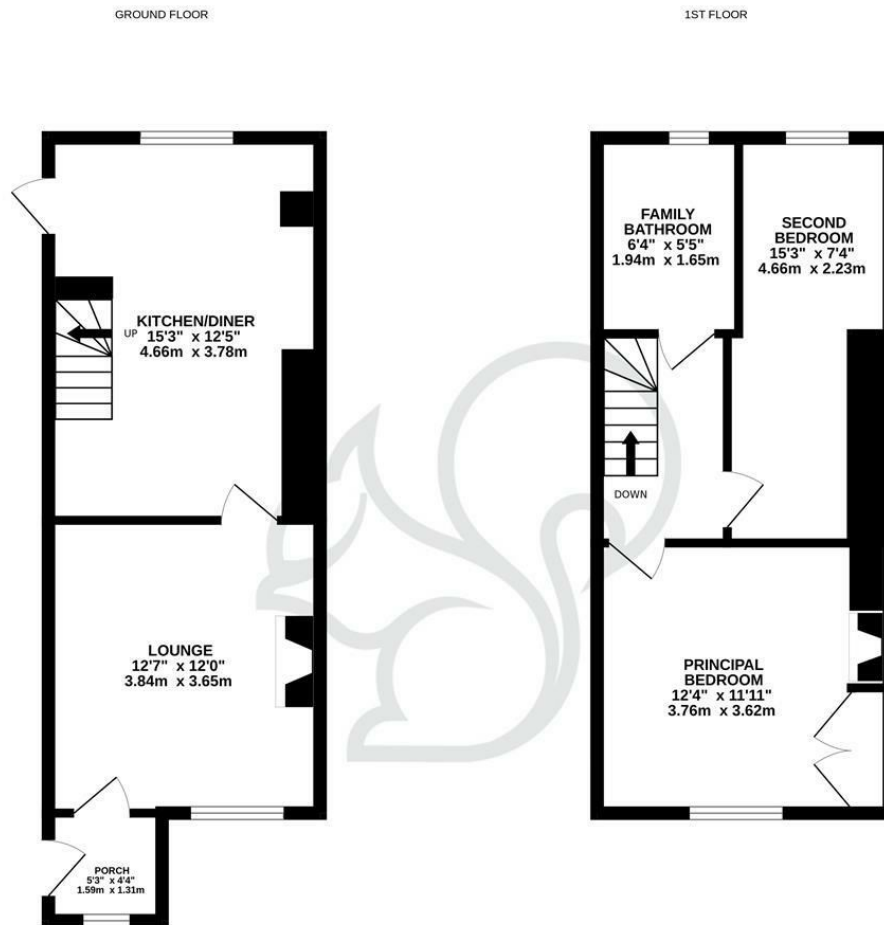












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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**Local Authority:**  
Babergh

**Tenure:**  
Freehold

**Council Tax Band:**  
B

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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