





Kings Road, Glemsford, Sudbury CO10 7QX

william h brown

welcome to

Kings Road, Glemsford, Sudbury

NO ONWARD CHAIN Set within this popular part of the well serviced village of Glemsford is this deceptively spacious & well presented two bedroom bungalow that benefits from a large garden and allocated parking.

Entrance Porch
Double glazed door to front aspect. Double glazed window to side aspect. Door leading to:-

Entrance Hall
Door leading to entrance hall. Access to loft. Storage cupboard housing Viessmann central heating boiler installed June 2026.

Lounge
A spacious lounge with a double glazed window to rear aspect and double glazed patio doors leading to garden.

Kitchen
Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. Integral oven and hob with extractor over. Integral fridge/freezer,

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

Bedroom Two
Double glazed window to front aspect. Radiator.

Bathroom
Double glazed window to front aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Heated towel rail.

Front Garden
The front garden is predominantly laid to lawn with a pathway leading to the front door. Allocated parking space.

Rear Garden
The large rear garden commences with a patio seating area. The remainder is predominantly laid to lawn with rear gate access. Outside tap and power point.

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.

The central heating boiler was installed in June 2026 and has a five year warranty.









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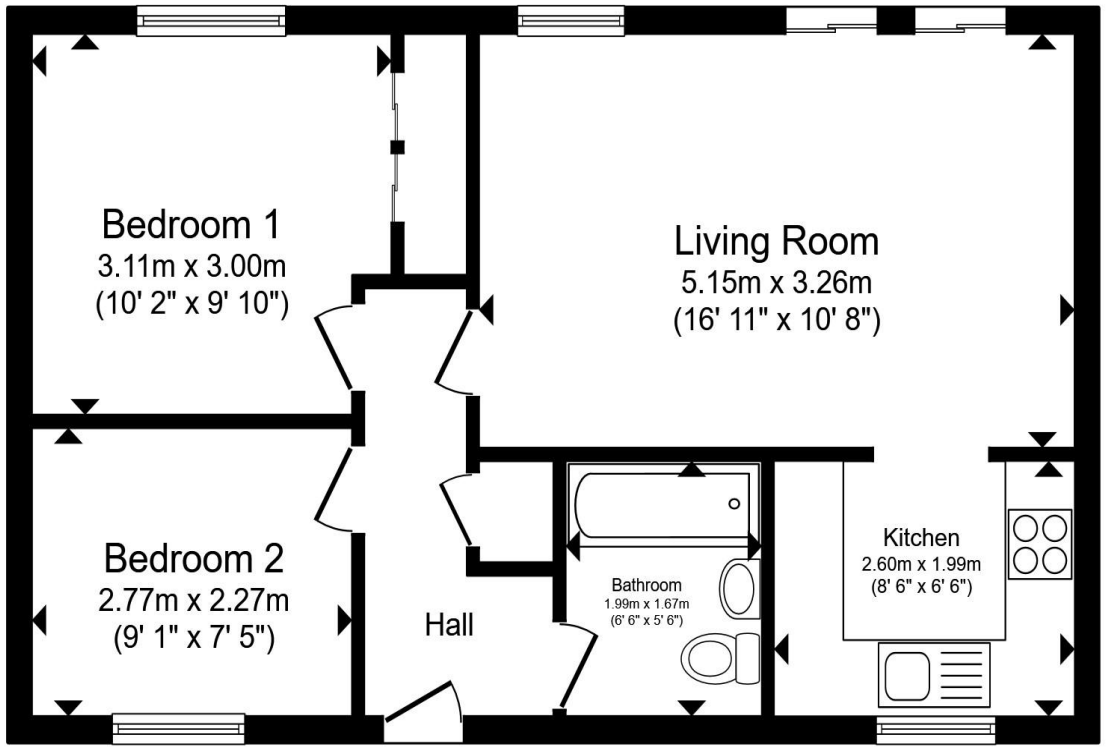
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Kings Road, Glemsford, Sudbury

- No onward chain
- Two bedrooms
- Terraced bungalow
- Large rear garden
- Spacious lounge

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

£225,000



Total floor area 48.4 m² (521 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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The Property Ombudsman

Property Ref:
SUD111639 - 0005

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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