



Kings Road, Glemsford

£595



## Property Summary

Offered unfurnished, this studio flat is available now! A well presented ground floor studio apartment located on Kings Road in Glemsford. Benefits include fitted kitchen, bathroom, living room/bedroom, garden and parking.

- Available Now!
- Off Road Parking
- Ground Floor Flat
- Kitchen Appliances
- Own Garden



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### **AGENTS NOTE**

Unfortunately, pets are not considered at this property.

### **LIVING ROOM/BEDROOM**

This room has laminate flooring with white walls to keep the space neutral for your own decoration. The kitchen benefits from a half-height partitioning wall, which is a feature of the room. Two windows overlook the garden, with one window benefitting from storage below the windowsill. Electric panel heater, telephone aerial point, TV aerial point.

### **KITCHEN**

The kitchen benefits from black kitchen units with work surface over and tiled splash back. Fridge, washing machine, oven and single drainer stainless steel sink. Window to rear overlooking garden area.

### **OUTSIDE**

There is a rear garden that is laid to lawn and which also contains a large shed. There is off-road parking to the front of the building.

GROUND FLOOR  
340 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 340 sq.ft. (31.5 sq.m.) approx.  
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 errors, 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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| Energy Efficiency Rating                           |          | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |         |           |
| (92 plus)  | <b>A</b> |         |           |
| (81-91)  | <b>B</b> |         |           |
| (69-80)  | <b>C</b> |         | 74        |
| (55-68)  | <b>D</b> |         |           |
| (39-54)  | <b>E</b> | 46      |           |
| (21-38)  | <b>F</b> |         |           |
| (1-20)   | <b>G</b> |         |           |
| <i>Not energy efficient - higher running costs</i> |          |         |           |

## Additional Information

**Tenure:**

**Council Tax Band:** A

**Local Authority:**

**Post Code:** CO10 7QZ

**Viewings by appointment only**

**Tel:** 01787 468400

**Email:** [sudbury@bychoice.co.uk](mailto:sudbury@bychoice.co.uk)

**Bychoice**  
ESTATE AGENTS



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not to be relied upon and potential buyers are advised to recheck the measurements.