

oakheart



£325,000

Price Guide
Cambridge Way, Bures

£325,000 - £335,000 Located in the picturesque and highly sought-after village of Bures, this spacious two-bedroom detached bungalow presents an excellent opportunity for those seeking single-level living in a well-connected rural setting. Positioned on the Essex/Suffolk border and within walking distance of village amenities and the local branch-line station, this home combines countryside charm with practical convenience.

The accommodation comprises a welcoming entrance porch leading through to a generous lounge filled with natural light, a well-appointed kitchen with French doors opening onto the garden, and a separate utility room with access to a private courtyard. Both bedrooms are comfortable doubles, with the principal bedroom featuring a range of fitted wardrobes. A family bathroom and additional cloakroom add further practicality.

Externally, the home benefits from a well-maintained rear garden,

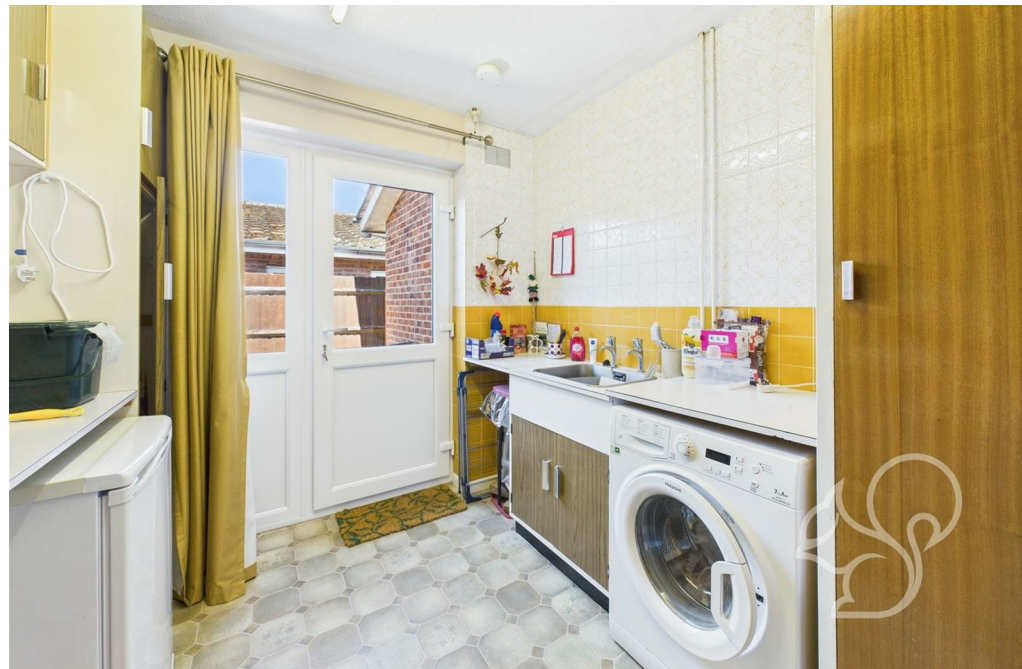
mainly laid to lawn with mature borders and a patio seating area, perfect for outdoor entertaining. The front of the property offers a lawned garden, ample off-road parking, and a single garage with power and lighting.

With its outstanding local primary school, strong community spirit, and excellent transport links to Colchester, Sudbury and London via Marks Tey, this is a wonderful opportunity to enjoy peaceful village life without compromise.

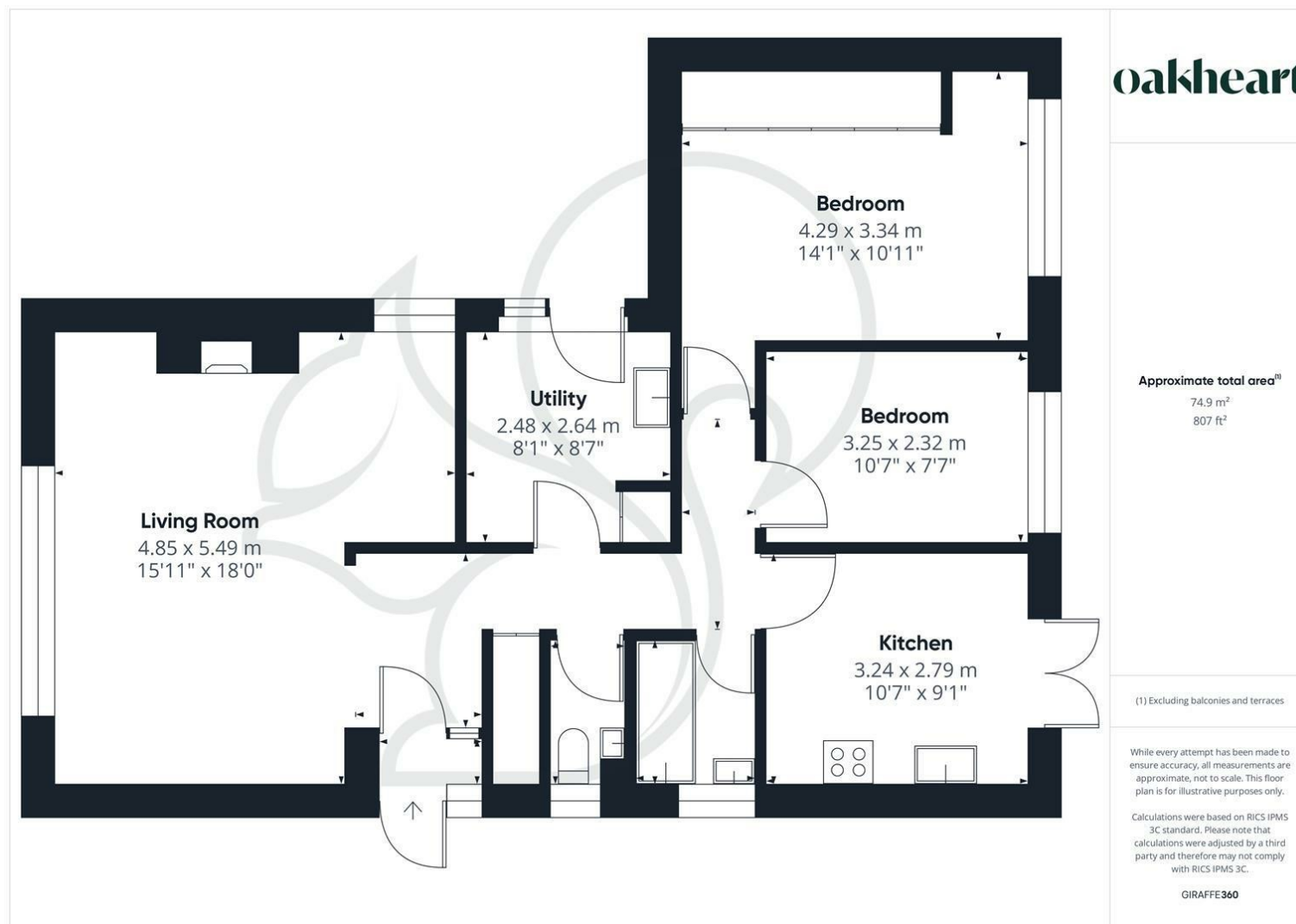
Call Oakheart today to arrange your viewing!











Local Authority:

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart