



16 Nayland Road
Bures, Suffolk

**DAVID
BURR**



16 Nayland Road, Bures, Suffolk, C08 5BX

Bures is a picturesque village built around the River Stour and features some fine period architecture. This thriving village offers a good choice of amenities with shops, school and pubs. Situated between Sudbury (six miles) and Colchester (seven miles) with the added benefit of the village rail station with an hourly service between Sudbury and Marks Tey Station which has a main line link to London Liverpool Street.

A two-bedroom, mid terraced period cottage enjoying a village location within the much sought after parish of Bures. Lying on the Suffolk/Essex border the property enjoys unlisted status and benefits from UPVC framed, double glazed windows, a brick fireplace, fitted kitchen and a ground floor bathroom. Further benefits to the property include a brick garden store and recently fenced rear garden. Located within walking distance of the village primary school, playing fields, pubs, tea room and village stores.

A two-bedroom, unlisted mid-terraced period cottage enjoying a village location within the parish of Bures. Benefits include gardens to front and rear.

UPVC clad security door with frosted glass panelling opening to:

SITTING ROOM: (5.64m x 3.46m) With UPVC framed casement window range to front, brick fireplace with terracotta hearth and oak mantel over. Laminate wood effect flooring throughout and door to useful understair storage recess, further half height panelled door opening to:

INNER HALL: With staircase rising to first floor and half height panelled door to:

KITCHEN: (3.24m x 2.00m) Fitted with a matching range of shaker style base and wall units with preparation surfaces over and upstands above. Stainless steel single sink unit with mixer tap above and fitted appliances including an oven with four ring gas hob over and extraction hood above. Space for a base level fridge and plumbing for a washing machine/dryer also housing a gas fired boiler.

GROUND FLOOR BATHROOM: (1.86m x 1.69m) Partly tiled and fitted with ceramic WC, pedestal wash handbasin and bath with separately screened shower area with mounted shower attachment.

First Floor

LANDING: With hatch to loft and door to:

BEDROOM 1: (3.52m x 3.25m) With UPVC framed casement window range to front affording views across the front gardens and playing fields beyond. Double doors to fitted wardrobe with attached hanging rail.

BEDROOM 2: (2.62m x 2.29m) With closed casement window to rear affording views across the gardens.

Outside

The property situated on Nayland Road, set back from the road with a central walkway flanked by an expanse of lawn on both sides.

The rear gardens are set beyond a shared access path with a brick garden store, picket fence line and recently fenced gardens with expanse of lawn, fledgling trees and a composite external store set to rear.

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TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Gas central heating. **NOTE:** None of these services have been tested by the agent.

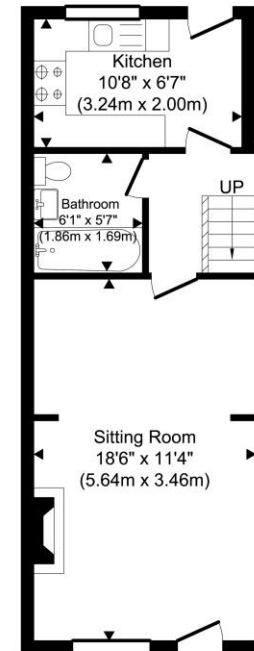
EPC RATING: D. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///otter.sealed.spellings

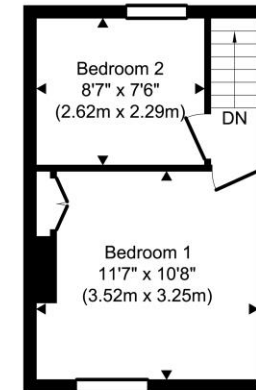
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** B.

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.



Ground Floor
Approximate Floor Area
356.28 sq. ft.
(33.10 sq. m)



First Floor
Approximate Floor Area
210.00 sq. ft.
(19.51 sq. m)



Outbuilding
Approximate Floor Area
16.03 sq. ft.
(1.49 sq. m)

TOTAL APPROX. FLOOR AREA 582.32 SQ.FT. (54.10 SQ.M.)
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