

oakheart

£225,000

Offers In The Region Of
Bures Road, Great Cornard

Situated along the picturesque Bures Road, this charming two-bedroom cottage offers a perfect blend of character and comfort. With its inviting feel and thoughtful layout, it makes an ideal home for first-time buyers, couples, or those seeking a cosy retreat.

Step inside to a entrance porch, leading into a welcoming lounge, where a lovely log burner creates a warm and homely atmosphere, perfect for relaxing evenings. The adjoining kitchen and dining space is light and inviting, with doors opening onto the garden, making it a wonderful place

for both everyday living and entertaining. A convenient shower room completes the ground floor.

Upstairs, there are two well-proportioned bedrooms filled with natural light, along with a beautifully finished family bathroom that combines charm with modern comfort.

Outside, the cottage continues to impress. A private rear garden offers a peaceful space to unwind, with the added benefit of shared access via a

neighbouring property to the rear garden, with no access rights granted through this property. The front garden enhances the property's curb appeal and provides additional outdoor space.

With its combination of traditional character and modern practicality, this home is ready to be enjoyed. Well placed for local amenities and surrounded by a lovely setting, it offers an ideal balance of countryside charm and convenience. Early viewing is highly recommended to appreciate everything this delightful cottage has to offer.











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Approximate total area⁽¹⁾
57.9 m²
622 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

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