



Bures House, Nayland Road, Bures CO8 5BX

welcome to

Bures House, Nayland Road, Bures

NO ONWARD CHAIN Set within a beautiful conversion within the highly regarded village of Bures is this impressive two bedroom apartment with spacious and flexible accommodation. The property is enhanced with its own garden as well as a beautiful communal garden and parking.

Entrance Hall

Entrance door. Electric heater. Entry phone system. Large airing cupboard and storage.

Lounge

Door leading to garden with shutters. Electric heater.

Sitting Room/ Bedroom

Sash windows to front and side aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink and drainer unit. Integral double oven with hood and extractor over. Integral fridge/freezer. Space for appliances. Storage heater.

Bedroom One

Sash window to side aspect. Fitted bedroom furniture. Storage heater.

Bathroom

Sash window to rear aspect. Suite comprising low level WC, vanity wash hand basin and bath with shower over. Storage heater.

Exterior

The apartment benefits from its own private garden accesses from the lounge with a low maintenance garden with a gate leading to the large and well maintained communal garden. Allocated parking to the front.

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.





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welcome to

Bures House, Nayland Road, Bures

- No onward chain
- Highly sought after village
- Private garden
- Large communal garden
- In need of some modernisation

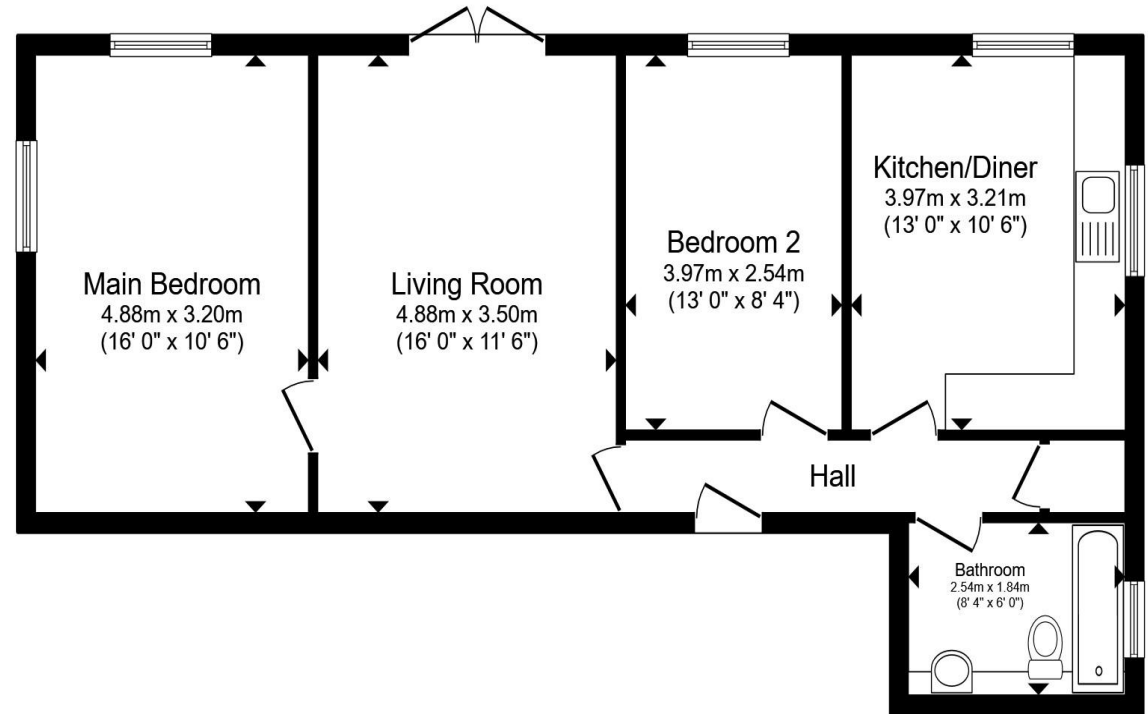
Tenure: Leasehold EPC Rating: E

Council Tax Band: B Service Charge: 1200.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£180,000



Ground Floor

Total floor area 67.1 m² (723 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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Property Ref:
SUD111526 - 0006

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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