

## Summary

Stunning river views over the Stour to the front and a circa 100ft rear garden. Short walk to Bures branch line train station with links to London Liverpool Street and other village amenities including Roses General Store, primary school, doctors surgery, post office and two village pubs. The property itself boasts three bedrooms, ample off road parking & detached garage, open plan sitting/dining room, kitchen, shower room & separate w/c.

## Description

### Approximate Room Sizes

**ENTRANCE HALL** Door leads into entrance hall, opening into sitting/dining room and kitchen, stairs ascending to first floor landing.

**SITTING/DINING ROOM 25' 1" x 13' 3" (7.65m x 4.04m)** Window to front aspect enjoying stunning views over the river stour. Open plan room with space for both sitting and dining. Door and windows to rear overlooking the rear garden. Fireplace.

### **KITCHEN 9' 10" x 10' 4" (3m x 3.15m)**

Window to rear aspect overlooking the garden, door to side. Base level units with work surfaces over, inset sink with mixer tap over and drainer to side. Space and plumbing for appliances including cooker, fridge, freezer and washing machine. Oil fired boiler. Door to pantry cupboard.

**LANDING** Doors off to bedrooms, shower room and w/c. Window to side aspect.

### **BEDROOM ONE 13' 5" x 13' 1" (4.09m x 3.99m)**

Window to front aspect enjoying views over the river stour.

### **BEDROOM TWO 13' 4" x 11' 8" (4.06m x 3.56m)**

Window to rear enjoying views over the rear garden. Door to airing cupboard.

### **BEDROOM THREE 8' 9" x 7' 8" (2.67m x 2.34m)**

Window to front aspect enjoying views over the river stour.

### **SHOWER ROOM 5' 8" x 5' 6" (1.73m x 1.68m)**

Window to rear aspect, corner shower unit, pedestal wash hand basin.

**W/C** Window to side aspect, close coupled w/c.

**OUTSIDE** The front of the property is approached via a driveway providing ample off road parking and vehicular access to the garage. The remainder of the front garden is laid to plants and shrubs and retained by a red brick wall.

The rear garden is circa 100ft long and commences with a paved area which steps up to the remainder of the garden which is predominately laid to lawn with mature flower beds and shrubs.

## Additional Information

Local Authority – Braintree District Council

Council Tax Band – D

Tenure – Freehold

Services – Mains Drainage, Oil Fired Heating, Water, Electric

Post Code – CO8 5AE

Viewings by appointment

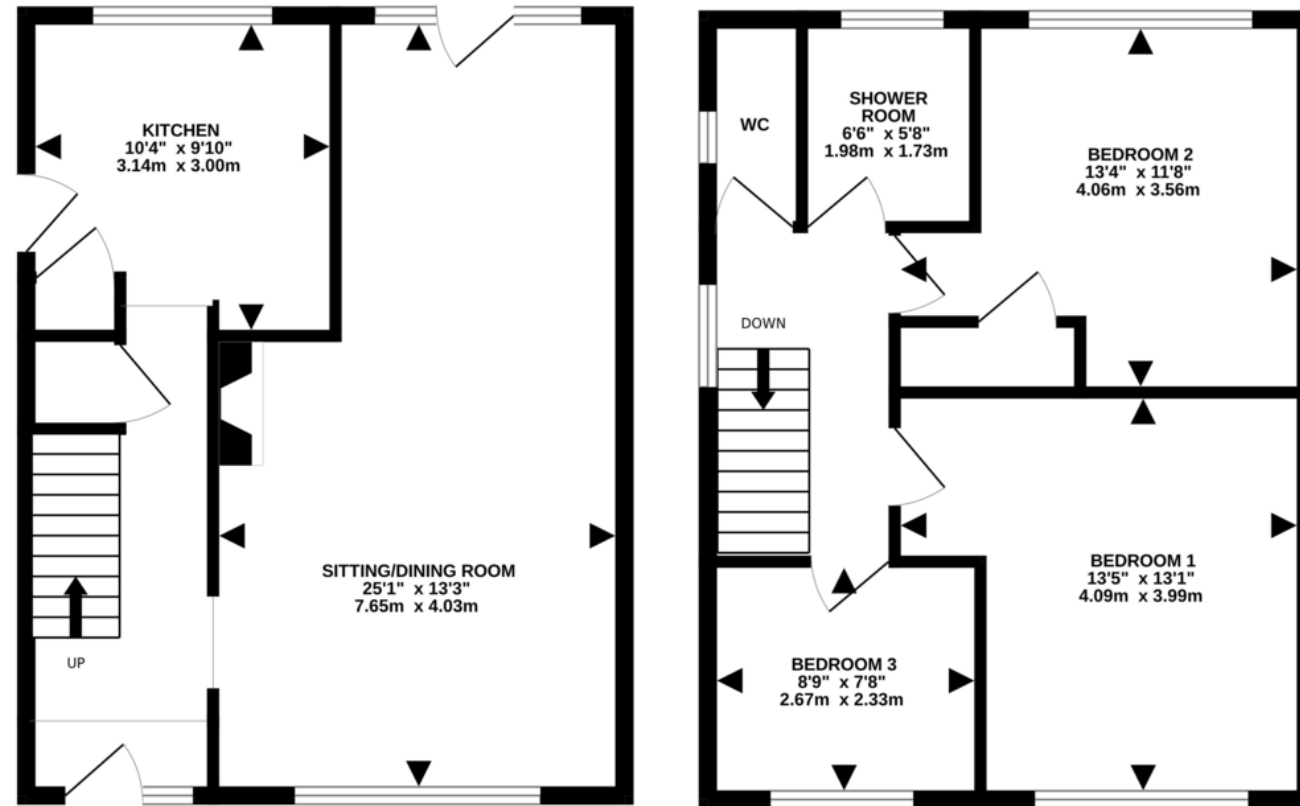
Bychoice Estate Agents

Tel: 01787 468400



GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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 error, 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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Awaiting EPC

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Financial Services



### Contact Details

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

### Colchester Road | Bures | CO8 5AE

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### Offers In Excess Of £375,000

- Views Over River Stour
- 100ft Rear Garden
- Short Walk To Bures Branch Line Train Station
- Primary School, Doctors Surgery & Post Office
- Village Shop & Post Office
- Three Bedrooms
- Garage & Off Road Parking