



16 CAMBRIDGE WAY, BURES HAMLET,

ESSEX CO8 5BG

NP NICHOLAS
PERCIVAL

Offered with No Onward Chain is this three bedroom detached family home, situated on a quiet cul-de-sac in the sought after village of Bures, with its range of useful village amenities, community spirited social life and access to the beautiful Stour Valley countryside.

The property is comprised of three bedrooms (one of which is on the ground floor), lounge / dining room, kitchen, family bathroom and cloakroom.

There is off-road parking, single garage and an enclosed southerly facing rear garden.

Oil Fired Central Heating | EPC E | Tenure Freehold | Council Tax Band D



Property

Offered with No Onward Chain is this three bedroom family home located on a quiet cul-de-sac in the sought after village of Bures with its range of useful village amenities. A storm porch welcomes you to the property and the entrance hall opens to a dual aspect lounge / dining room with door to the patio and rear garden.

The kitchen to the rear of the property contains an integrated hob, oven and extractor hood. Space and plumbing is provided for both a freestanding washing machine and freestanding dishwasher. There is also space for a freestanding fridge / freezer. Ample storage is provided by a good array of

cupboards (one of which houses the oil boiler) and drawers.

The third bedroom is located off the hallway on the ground floor and the cloakroom completes the ground floor accommodation and is comprised of a toilet and handbasin set within a vanity unit.

Ascending the stairs to the first floor the main bedroom is a large double room with built in wardrobes, bedroom two is also a double room with a useful small storage cupboard.

The family bathroom completes the internal accommodation and is comprised of a bath with shower mixer hose and accompanying shower screen, toilet and handbasin set within a vanity unit.

Outside

The property is set back from the road and to the front of the property there is off-road parking for at least two vehicles.

A gate provides access to the secluded Southerly facing rear garden and the single garage beyond. Adjacent to the house there is a patio, the oil tank is located to the rear of the garage. The garden is mainly laid to lawn.

Situation

Cambridge Way is located in the highly desirable and picturesque village of Bures. The village sits upon either side of the River Stour which also represents the Essex / Suffolk border. Bures has a good range of local

facilities including a post office, doctor's surgery, primary school (rated good at the latest Ofsted report), a village store / news agent, delicatessen, hair salon, and two public houses, and tea shop.

The countryside surrounding Bures is particularly appealing and offers numerous walking routes and views of the Bures Dragon. Further shopping and recreational facilities are available in the nearby market town of Sudbury which is about 5 miles away and Colchester which has a wide range of shopping, recreational and leisure amenities as well as some excellent schools in both the state and private sector.



For the commuter, Bures offers branch line rail service to London Liverpool Street via Marks Tey. Direct mainline rail services are available from Colchester and Marks Tey taking approximately 55 minutes from the latter. There are also frequent buses running to both Colchester and Sudbury.

Agents Notes

Oil-Fired Central Heating.

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





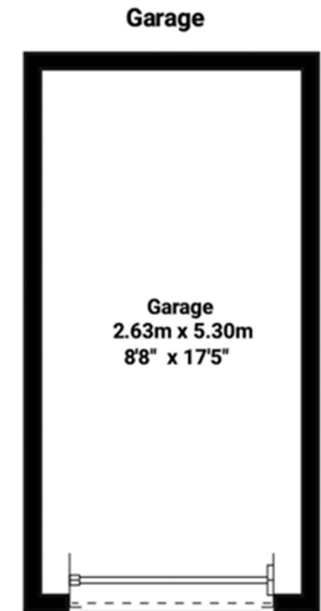
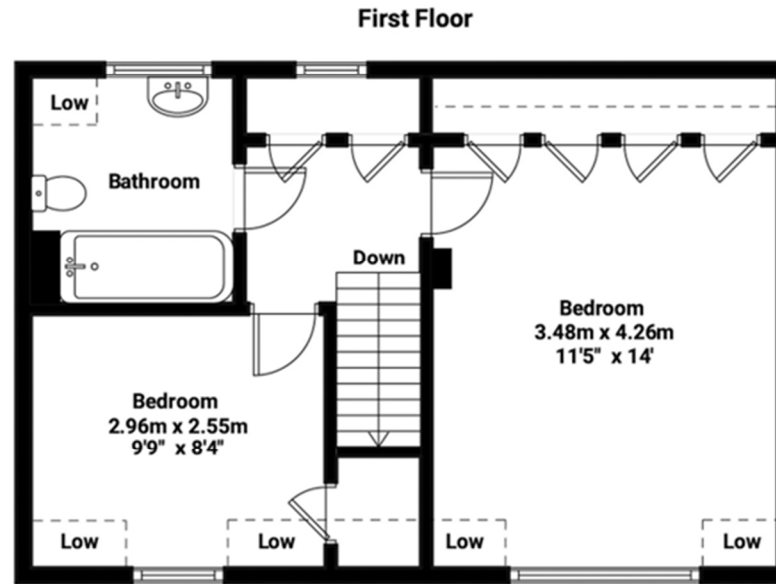
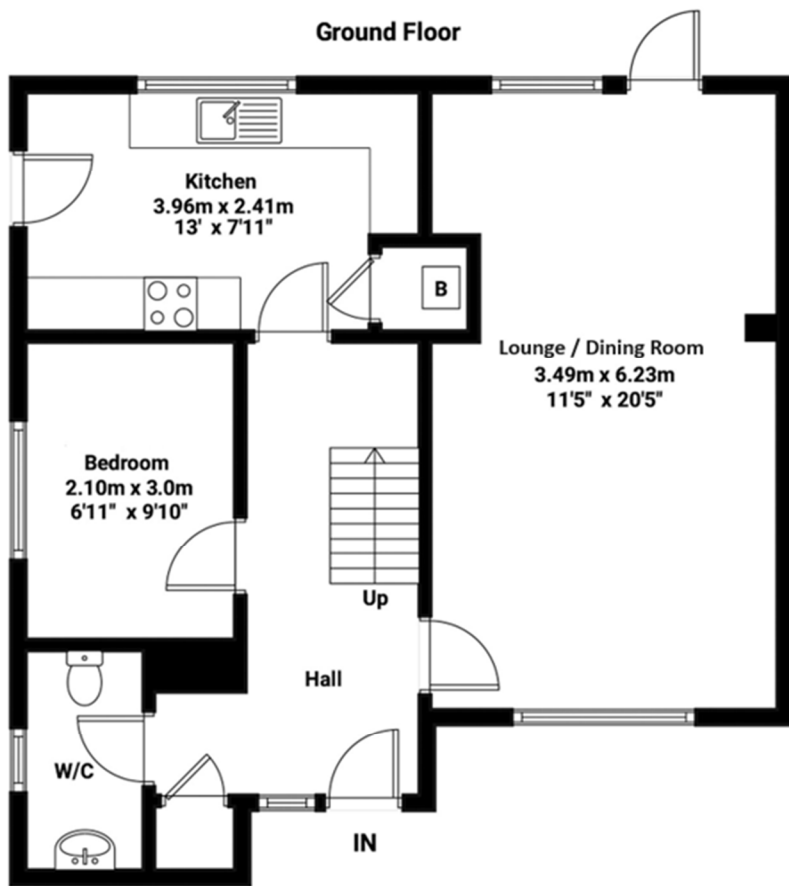
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Braintree District Council. **COUNCIL TAX:** Band D. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

NP NICHOLAS PERCIVAL

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TOTAL APPROXIMATE FLOOR AREA:
1060.9 sq ft (98.56 sq mt)
House : 910.8 sq ft (84.62 sq mt)
Garage: 150 sq ft (13.94 sq mt)

Cambridge Way, Bures Hamlet

Illustration for identification purposes only. Measurements are approximate and not to scale.

