

2 Vale Terrace, Bures, CO8 5EF



3 bedrooms  
1 reception room  
1 bathroom

Freehold

£285,000

Subject to contract

No onward chain



This well presented mid terrace property is situated in Bures and benefits from off street parking along with a garage.

## Some details

### General information

This well presented three bedroom mid terrace property, situated in the heart of Bures, benefits from off street parking and a garage, private gardens to the rear whilst the property comprises three well proportioned bedrooms and family bathroom to the first floor and the ground floor accommodation comprises a kitchen, sitting room and ground floor WC.

This gas centrally heated accommodation is composed of glazed door into entrance hall where stairs rise to the first floor landing and beneath doors give way to the living spaces. The kitchen is set to the front of the property and benefits from work surface on three sides incorporating a sink with drainer set in front of the window overlooking the front aspect with a number of storage cupboards both above and below the work surface housing several integrated appliances or space for appliances. Set to the rear of the hallway is the sitting room has a feature brick fireplace and benefits from windows and French doors to rear garden. The ground floor accommodation is then concluded by a useful WC located off the entrance hall.

Stairs rise to the first floor landing which provides loft access and beneath doors give way to three bedrooms and a family bathroom. The master bedroom and bedroom three are both set to the rear of the property and overlook the private gardens behind whilst bedroom two and the family bathroom are set to the front. Bedroom two benefits from integrated wardrobes and a family bathroom concludes the first floor accommodation and comprises a three piece suite with shower cubicle, wash hand basin and WC.

### Entrance hall

14' 7" x 5' 11" (4.44m x 1.8m)

### Kitchen

13' 5" x 9' 4" (4.09m x 2.84m)

### Sitting room

15' 9" x 12' 6" (4.8m x 3.81m) at widest points

### Landing

#### Bedroom one

14' 8" x 9' 3" (4.47m x 2.82m)

#### Bedroom two

10' x 9' 4" (3.05m x 2.84m)

#### Bedroom three

8' 4" x 6' 10" (2.54m x 2.08m)

### Bathroom

7' 5" x 5' 6" (2.26m x 1.68m)

### The outside

The property benefits from private gardens immediately to the rear of the property split into two zones with a decked area and a laid to lawn section at the rear. To the rear is a gate leading to the parking area which is suitable for two small vehicles along with the garage which benefits from power and lighting.

### Where?

The property is located on the northern outskirts of Bures, an attractive large Essex/Suffolk border village which lies between Sudbury and Colchester. Bures itself has an excellent local community. There are local shopping facilities and public houses and a branch line station which connects to the mainline at Marks Tey.

The market town of Sudbury is within comfortable driving distance with its excellent range of local shopping and recreational facilities and is surrounded by beautiful countryside famously painted by both John Constable and Thomas Gainsborough and also has good access to local villages such as Long Melford and Lavenham.

### Important information

Council Tax Band - D

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

EPC rating - C

### Directions

SatNav CO8 5EF. For full directions please contact a member of our sales team on 01787 327000. Ref: 464467OJG

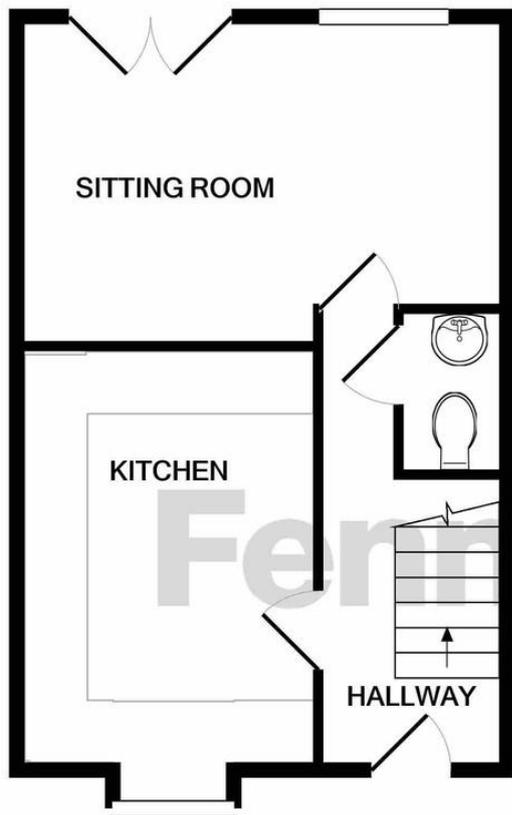
### Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

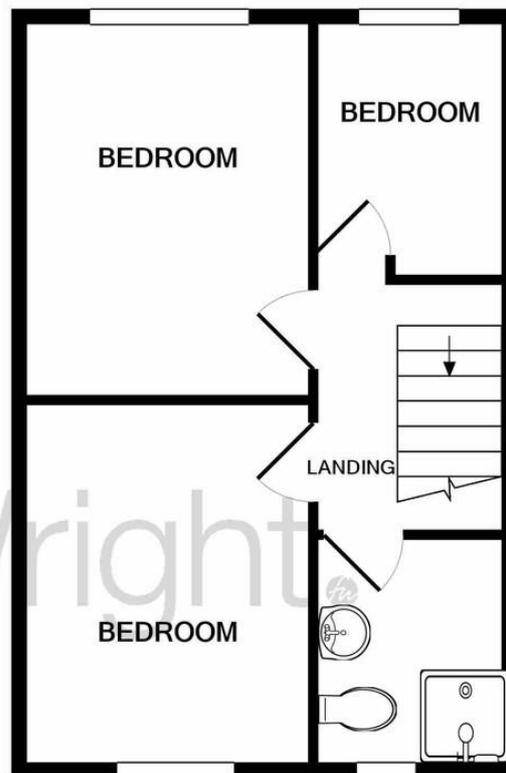
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### Viewing

To make an appointment to view this property please call us on 01787 327 000.



GROUND FLOOR



1ST FLOOR

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To find out more or book a viewing

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