



Nayland Road, Bures CO8 5BX

welcome to

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.



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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: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111526 - 0003

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.

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william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk