



9 STATION HILL, BURES HAMLET,

ESSEX, CO8 5DD

NP NICHOLAS
PERCIVAL

Constructed in the 1980's this three bedroom detached family home is comprised of a sitting room, dining room, kitchen and utility room (with cloakroom facilities) on the ground floor, with two well-proportioned double bedrooms, a spacious single bedroom and a family bathroom on the first floor. There is a single garage to the rear of the plot. Located 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.

Tenure Freehold | Council Tax Band E | Gas Central Heating
EPC D | Village Primary School Ofsted Rating "Good".



Property

Located on Station Hill, Bures, the property opens to an entrance porch that provides a useful space for the storage of coats and shoes. The sitting room is dual aspect with the space for a log burner, the one in-situ is not currently connected, and in common with the dining room has recently been redecorated. Adjacent to the sitting room is the dining room (recently re-carpeted) and which allows access to the kitchen. The kitchen is comprised of an integrated induction hob, with accompanying extractor hood, integrated NEFF oven, integrated under

counter BOSCH fridge and freezer and an integrated slimline dishwasher. Ample storage is provided by a good array of cupboards and drawers in the shaker style all set within an attractive Oak block finished work surface and located under the sink the vendor has installed a water filter. The utility room / cloakroom completes the ground floor accommodation and provides space and plumbing for a water softener should the new owners choose to fit one, space and plumbing for a washing machine, as well as a toilet, handbasin and heated towel rail. Ascending the stairs to the first floor, to the front of the property both the main bedroom

and bedroom two are well-proportioned double rooms. The third bedroom is a spacious single to the rear of the home. The airing cupboard is located on the landing and the family bathroom (benefiting from under-floor heating) completes the internal accommodation and is comprised of a bath with shower mixer hose (electronic pumped system) and shower screen, handbasin set within a vanity unit, toilet and heated towel rail. The gas boiler is located in the loft which is part boarded, with lighting and drop down ladder provided.

Outside

To the front of the property the garden is enclosed by a picket style gate and brick wall. The garden is mainly laid to lawn with mature borders. A gate to the side of the property allows access to the enclosed rear garden. Adjacent to the house is patio that enjoys a Southerly aspect, an ideal space for relaxation and entertainment. The garden features a mature grapevine, fig tree and two cider apple trees as well as a raised bed, perfect for the cultivation of salad crops and vegetables. The lawn and mature borders lead down to a garden shed with power and lighting supplied. beyond this is a single garage with 'up and



over' doors to both ends, power and lighting are connected.

Situation

The property 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, as well as a soon to open 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

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.



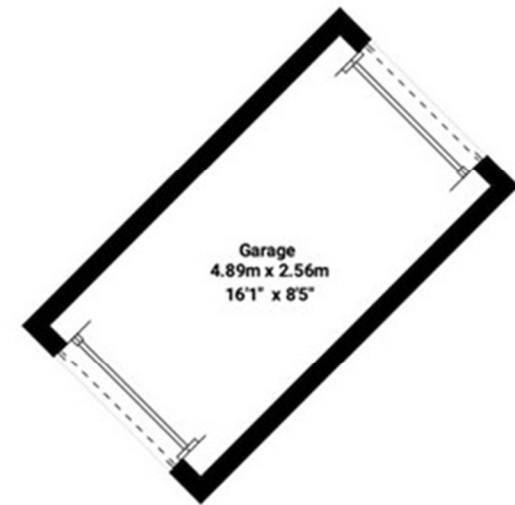
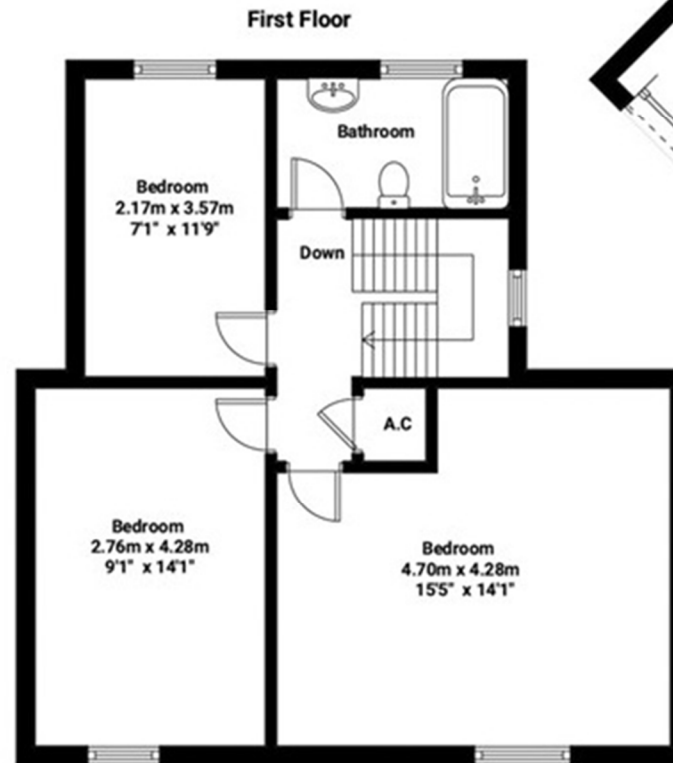
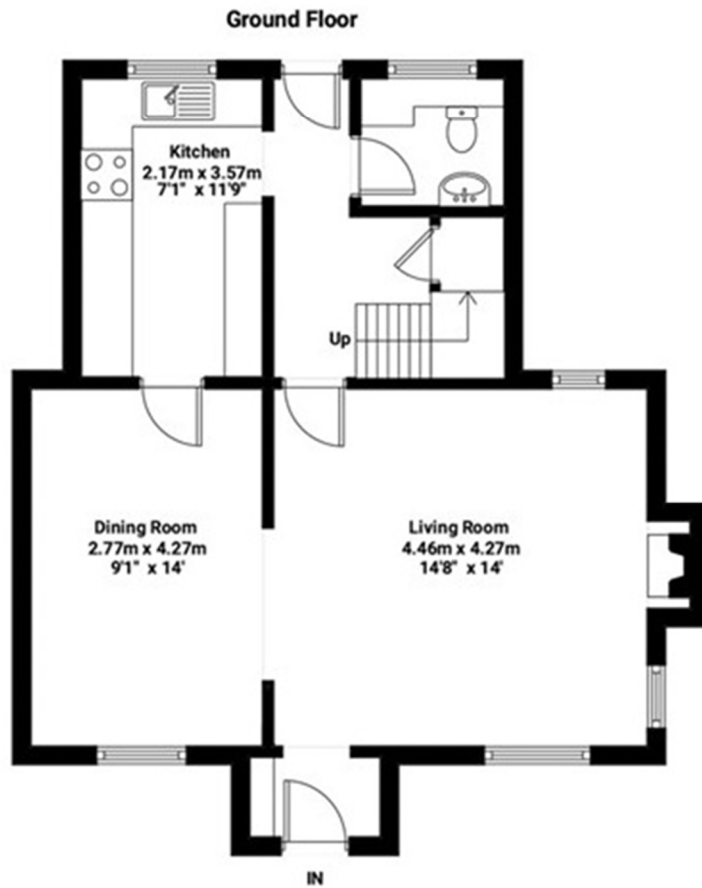
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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, gas, 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 E. **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).

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TOTAL APPROXIMATE FLOOR AREA:
1200 sq ft (111.49 sq mt)
House: 1065.3 sq ft (98.97 sq mt)
Garage: 134.7 sq ft (12.52 sq mt)



Station Hill, Bures

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

