



NP NICHOLAS
PERCIVAL

For Sale. 7 The Granary,
High Street, Bures St Mary, Suffolk CO8 5LG

Incorporating **BS** BIRCHALL
STEEL



7 The Granary, High Street, Bures St Mary, Suffolk CO8 5LG

With the benefit of No Onward Chain, this village centre town house offers well-proportioned accommodation, including two bedrooms, spacious sitting room, kitchen / dining room, family bathroom, and comes complete with a single garage.

The property represents an ideal opportunity for a first-time buyer looking to take their first step onto the property ladder and put their own stamp on a home, or indeed an investor buyer seeking to expand their existing portfolio.

This well located property is close to the village amenities and within walking distance of the train station.

Agents Notes

Communal Management Charge Applies – approx. £220 per year.

Tenure Freehold | Gas Central Heating | EPC D | Council Tax Band C

Located in a Conservation Area | Mains Gas, Water, Drainage and Electricity Connected

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website : <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.



The Property

The accommodation is arranged over three floors with the ground floor entrance door opening to a well-proportioned kitchen / dining room. The kitchen includes an integrated gas hob with accompanying extractor hood, oven, fridge, freezer, dishwasher and washing machine. Ample storage is provided by a good array of cupboards and drawers, with the addition of an understairs cupboard.

Ascending to the first floor are the two bedrooms and family bathroom comprising a bath with shower mixer attachment, wc, pedestal handbasin and heated towel rail, whilst the second floor is dedicated to the spacious sitting room with Juliette balcony.

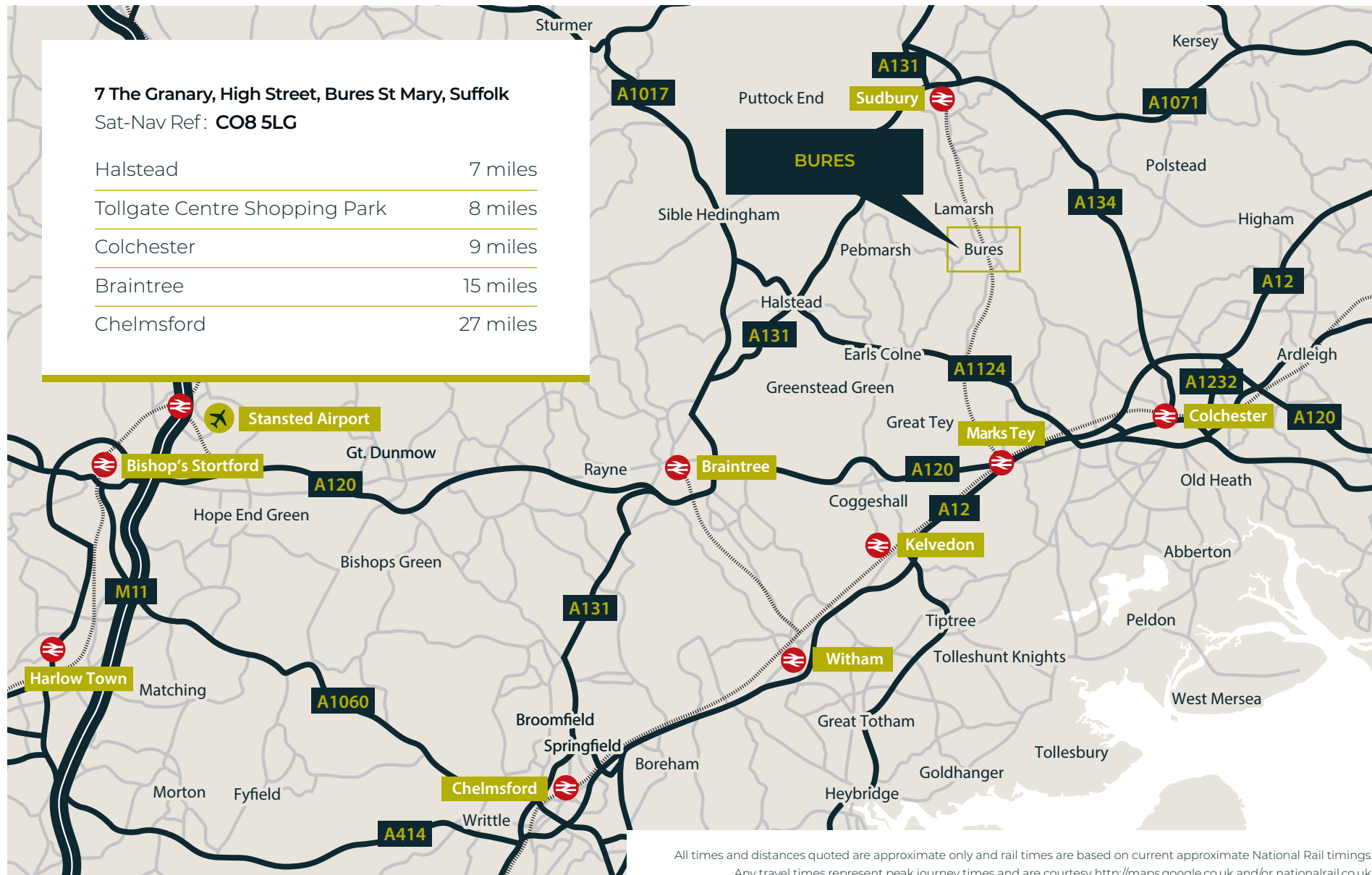
Outside

There is a single garage with a drop down ladder to the loft space above providing useful storage space.

7 The Granary, High Street, Bures St Mary, Suffolk

Sat-Nav Ref: **CO8 5LG**

Halstead	7 miles
Tollgate Centre Shopping Park	8 miles
Colchester	9 miles
Braintree	15 miles
Chelmsford	27 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Living in Bures

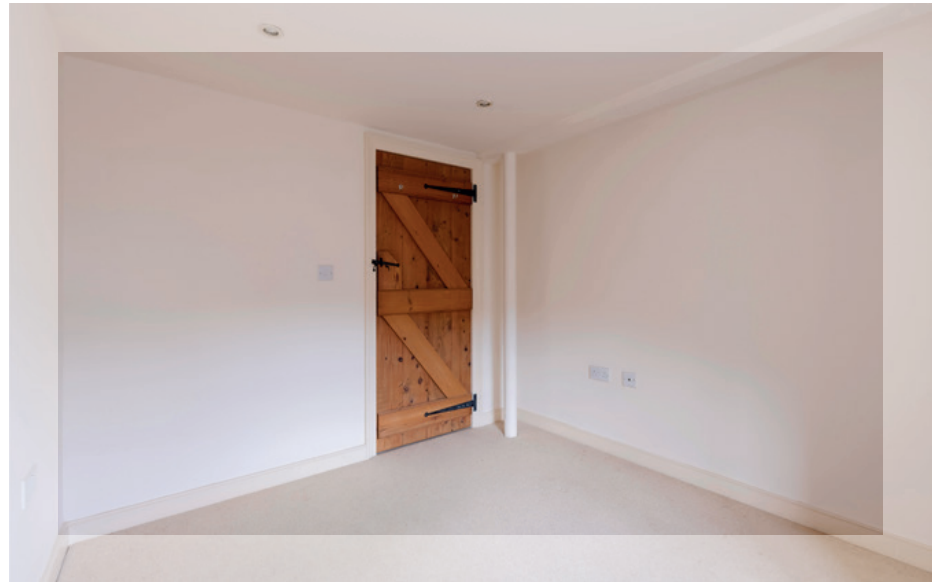
The Granary is located in the highly desirable and picturesque village of Bures. The village sits either side of the River Stour which also represents the Essex / Suffolk border. Bures has a good range of local facilities including a doctor's surgery, primary school (rated "Good" at the latest Ofsted report), a village store / news agent with post office counter, delicatessen, hair salon, and two public houses.

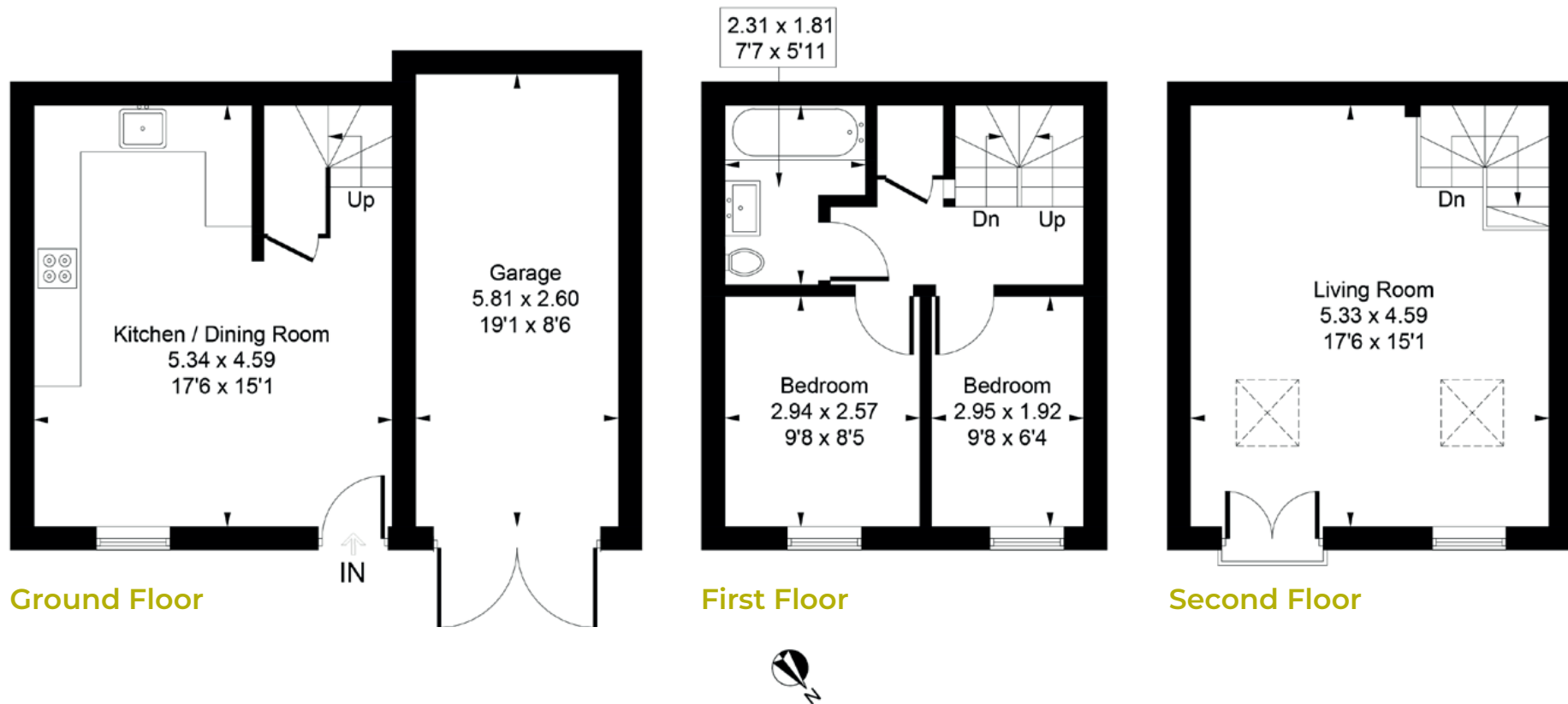
The countryside surrounding Bures is particularly appealing and offers numerous walking routes and views of the Bures Dragon. Further shopping and recreational facilities are available in the pretty nearby market town of Sudbury about 5 miles away and Colchester which has a wide range of shopping, recreational 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.









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Approximate Gross Internal Area = 805 sq ft / 74.8 sq m
(Excluding Garage)

Garage = 166 sq ft / 15.4 sq m

Total = 971 sq ft / 90.2 sq m

Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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