

## Tawneys Ride, Bures, Suffolk, CO8 5DB

Offers in excess of: £250,000



- Freehold
- End Terrace House
- Three Bedrooms
- Village Location
- First Floor Bathroom
- Ground Floor Cloakroom
- Conservatory & Utility Room
- Low Maintenance Rear Garden

This three bedroom end-terrace house, situated in the village of Bures, comes with a ground floor cloakroom, and conservatory. The accommodation comprises front porch, entrance hall, lounge / dining room, conservatory, ground floor cloakroom, kitchen, utility room, first floor landing, three bedrooms, and family bathroom

The popular village of Bures lies on the Essex/Suffolk border, and there is a range of local amenities. Colchester and Sudbury are within a short drive, and the local primary school has been rated 'Outstanding' by Ofsted.



**Disclaimer**

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Palmer & Partners / 43, Crouch Street, Colchester, Essex. CO3 3EN

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>71</b>	
(56-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	