

oakheart



£240,000

Guide Price

Bures Green, Bures

Guide Price: £240,000 - £260,000

A charming two-bedroom cottage enjoying a peaceful semi-rural position in the sought-after area of Bures Green. The property offers well-proportioned accommodation arranged over two floors, together with off-street parking to the front and an established south-facing rear garden backing directly onto farmland.

On entering the property, the kitchen is positioned to the front and features a range of fitted units, with stairs rising to the first floor. The

kitchen leads through to a spacious living room, which provides a comfortable and characterful reception space. A particular feature is the exposed red brick fireplace with an inset wood-burning stove, creating an attractive focal point and adding to the cosy feel of the room. A ground floor bathroom completes the accommodation on this level.

Upstairs, the property offers two bedrooms, with the principal bedroom benefiting from an adjoining WC. Both bedrooms provide useful and

versatile accommodation allowing space to accommodate double beds.

Outside, the property benefits from off-street parking to the front, while the established south-facing rear garden is a particular feature. Extending away from the property and backing onto open farmland, the garden provides a peaceful and attractive setting with plenty of space for outdoor seating, entertaining and gardening.

Call Oakheart today to arrange your viewing!











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Local Authority:

Tenure:
Freehold

Council Tax Band:
B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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