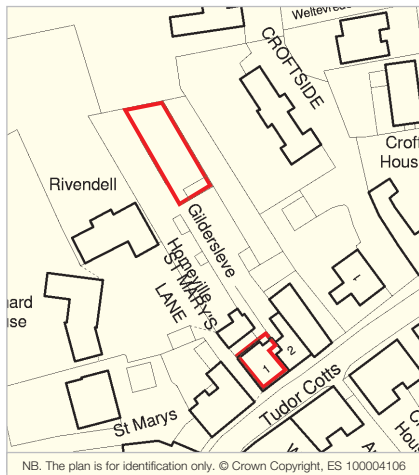


Bures Tudor Cottage, High Street, Suffolk C08 5HZ

- A Freehold/Part Flying Freehold Grade II Listed Cottage
- Attractive Village location close to the River Stour
- Rear Garden with Summer House

BY ORDER OF EXECUTORS



To View

Viewings will take place on Wednesday 16th, 23rd and 30th and Saturday 19th and 26th October from 10.30 – 11.30 a.m. (Ref: ST)

Joint Agent

Thornton's Estate Agents (Ref: ST).
Tel: 01787 372 833.
Email: thormtons@ricsonline.org

Seller's Solicitor

Messrs BWB Legal (Ref: MS).
Email: matthewstamp@bwblegal.com



VACANT – Freehold Cottage



Tenure

Freehold/Part Flying Freehold. Please see Special Conditions of Sale for further details.

Location

Bures is a popular village situated approximately 5 miles from Sudbury and 10 miles from Colchester. The property is located on the north side of High Street. The Village Deli, Bridge Stores and Bures Post Office are nearby. Further and more extensive shopping facilities are available within Colchester and Sudbury. Bures Rail Station is located approximately 0.3 miles to the west and provides services to London Liverpool Street (via Marks Tey), with an approximate journey time of 1 hour 10 minutes. High Street (B1508) provides access to the A12 and in turn the M25 Motorway. Bures Church of England VC Primary School is situated within the village. The River Stour is to the west.

Description

The property provides an attractive Grade II Listed cottage arranged over ground and first floors beneath a pitched roof. The property benefits from a garden and summer house to the rear.

Accommodation

Ground Floor – Reception Room through to Kitchen/Diner, Separate WC and wash basin

First Floor – Two Bedrooms, Further Bedroom (accessed from both the Master Bedroom and the Bathroom), Bathroom/WC/wash basin and Separate Shower Room/wash basin

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allisop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.