



## Tawneys Ride, Bures, CO8 5DB

**£310,000**

Gallant Richardson Estate Agents bring to market this THREE BEDROOM good sized family home that faces a small open green and nestled just off the village centre where a host of local facilities can be found such as, primary school, train station and shops along with easy access to lovely countryside strolls.

We feel the property is of a generous size starting as soon as you enter the house by being greeted with a wide reception hall with a super size storage/cloak cupboard and ground floor W.C. great for the family, onwards into a very open kitchen/diner that would be good for entertaining, again with more storage and concealed boiler, this then flows nicely into the front to back lounge with windows at both ends offering a light airy feel. Outside to the rear is an enclosed garden with gate to path leading to garage in block.

Although the village has local shops etc. should the need to come into Colchester a car journey would be an approx. 6 - 7 miles of which the local bus service will also take you passing the main railway station of Colchester that connects into London.

### Reception Hall

9'10" x 9'1" (3.00m" x 2.77m")



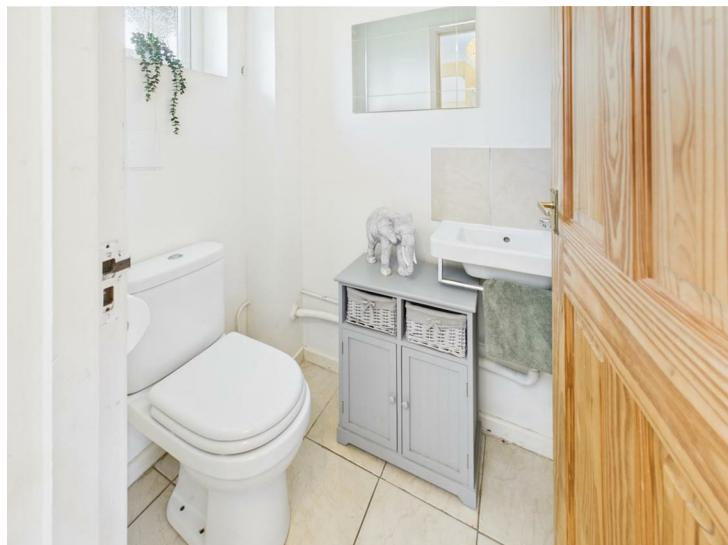
### Lounge

26'11" x 13' max (8.20m" x 3.96m max)



### Cloakroom

4'11" x 3'1" (1.50m" x 0.94m")



### Landing



### Kitchen/Diner

16'8" x 16' (5.08m" x 4.88m)



### Bedroom One

13'1" x 9'10" (3.99m" x 3.00m")



## Bedroom Two

16'4" x 7'6" (4.98m" x 2.29m")



## Bedroom Three

9'11" x 7'6" (3.02m" x 2.29m")



## Bathroom

6'9" x 6'3" (2.06m" x 1.91m")



## Garden



## Material Information

Tax Band - C - £1,966.82 - 2025/2026

Local Authority - Babergh Council

EPC - D

Mobile Phone Coverage - Yes - Ofcom - <https://www.ofcom.org.uk/mobile-coverage-checker>

Broadband Coverage - Standard/Superfast - Ofcom

Flood Risk - Very Low - <https://check-long-term-flood-risk.service.gov.uk/risk#>

No Mains Gas - Oil Heating - That the boiler is brand new, installed in March 2025.

It is a mandatory requirement for Sales and Letting agents to be part of a redress scheme, we are members of TPO (The Property Ombudsman), a government approved redress scheme.

## Anti Money Laundering

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

## Disclaimer

Every care has been taken with the presentation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



Ground Floor

Approximate total area<sup>(1)</sup>

97.9 m<sup>2</sup>

1054 ft<sup>2</sup>

Reduced headroom

0.2 m<sup>2</sup>

2 ft<sup>2</sup>



Floor 1

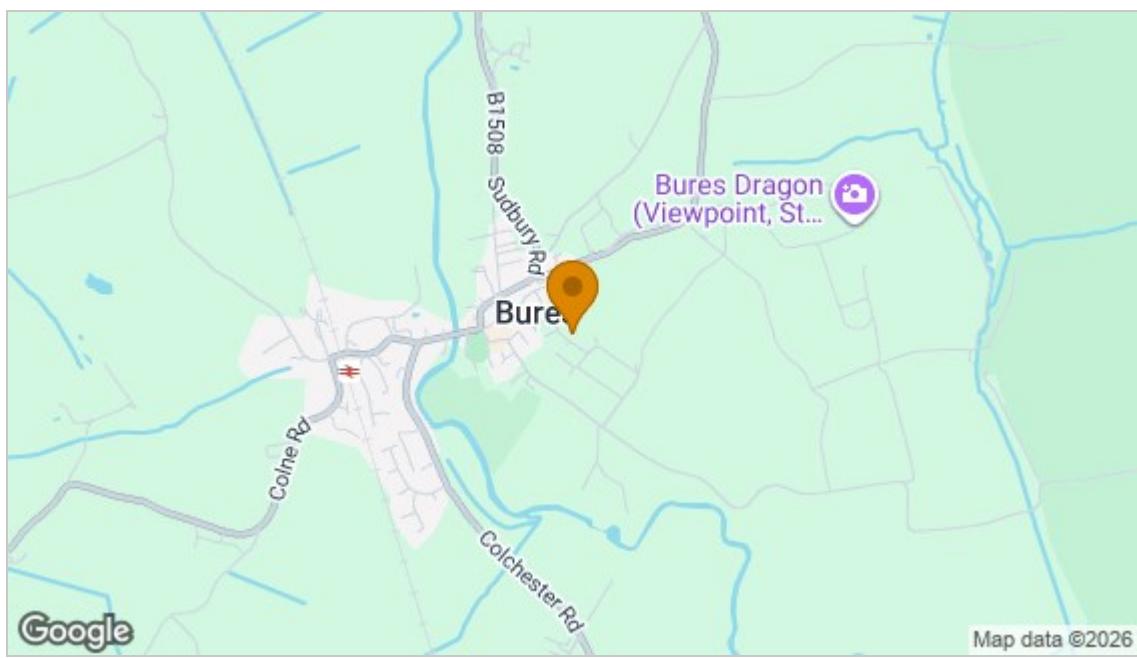
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

#### England & Wales

EU Directive 2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

#### England & Wales

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