



Farmerie Road, Sudbury, CO10 8HA

CHEFFINS

Farmerie Road

Hundon, Sudbury,
CO10 8HA

A wonderfully presented, two bedroom bungalow situated in a quiet cul-de-sac location in the village of Hundon. Benefitting from an ensuite to master bedroom, modern kitchen and driveway for two vehicles. (EPC Rating B)

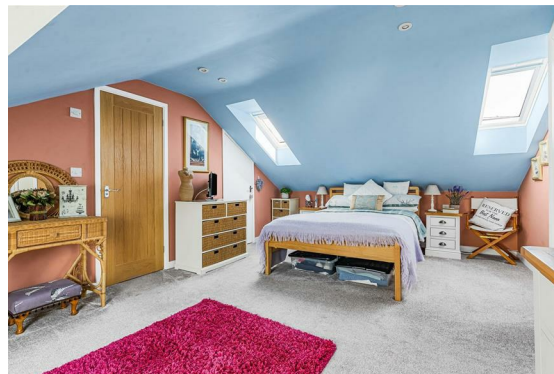
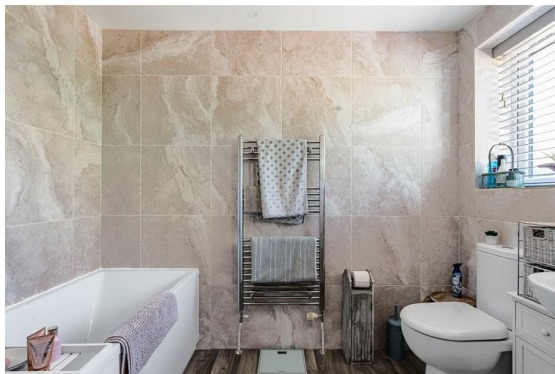
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Guide Price £300,000



LOCATION

The charming and picturesque village of Hundon with its highly regarded primary school, public house and village shop is located approximately six miles North East of the thriving market town of Haverhill and is within easy reach of the A143 providing access to Bury St Edmunds. Cambridge is approximately 22 miles distant, M11 (15 miles approx), Saffron Walden (18 miles approx).



GROUND FLOOR

ENTRANCE HALL

Understairs storage cupboard, stairs to master bedroom, doors to:

KITCHEN

Fitted base and eye level units with worktop over, one and a half bowl ceramic sink with mixer tap, eye level double oven and integral microwave, induction hob with extractor over, integrated fridge/freezer, integrated washing machine, integrated dishwasher, cupboard housing boiler, window to front.

BATHROOM

Three piece suite comprising panelled bath with shower attachment over, low level wc, pedestal hand wash basin, heated towel rail, obscure window to front.

LIVING/DINING ROOM

Window to side, radiator, sliding doors to:

CONSERVATORY

UPVC construction, sliding doors to rear garden.

BEDROOM TWO

Window to rear, radiator.

FIRST FLOOR

BEDROOM ONE

A spacious master bedroom with two walk in wardrobes, two velux windows to rear and one large velux to the front, door to:

ENSUITE

Three piece suite comprising low level wc, pedestal hand wash basin, heated towel rail, obscure window to front.

GARDEN

A wonderful low maintenance rear garden with shrubs bordering, enclosed by timber fencing with a side access gate.

DRIVEWAY

Bloc paved driveway providing off road parking for two vehicles

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

Viewings Strictly by appointment through the selling agents.

SPECIAL NOTES - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £300,000

Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk

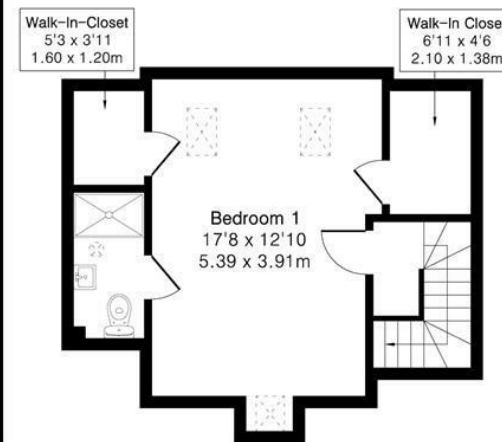
Approximate Gross Internal Area 1130 sq ft - 105 sq m

Ground Floor Area 763 sq ft - 71 sq m

First Floor Area 367 sq ft - 34 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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