Claywall Cottages, Steeple Bumpstead, CB9 7BZ

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Steeple Bumpstead,
CB9 7BZ

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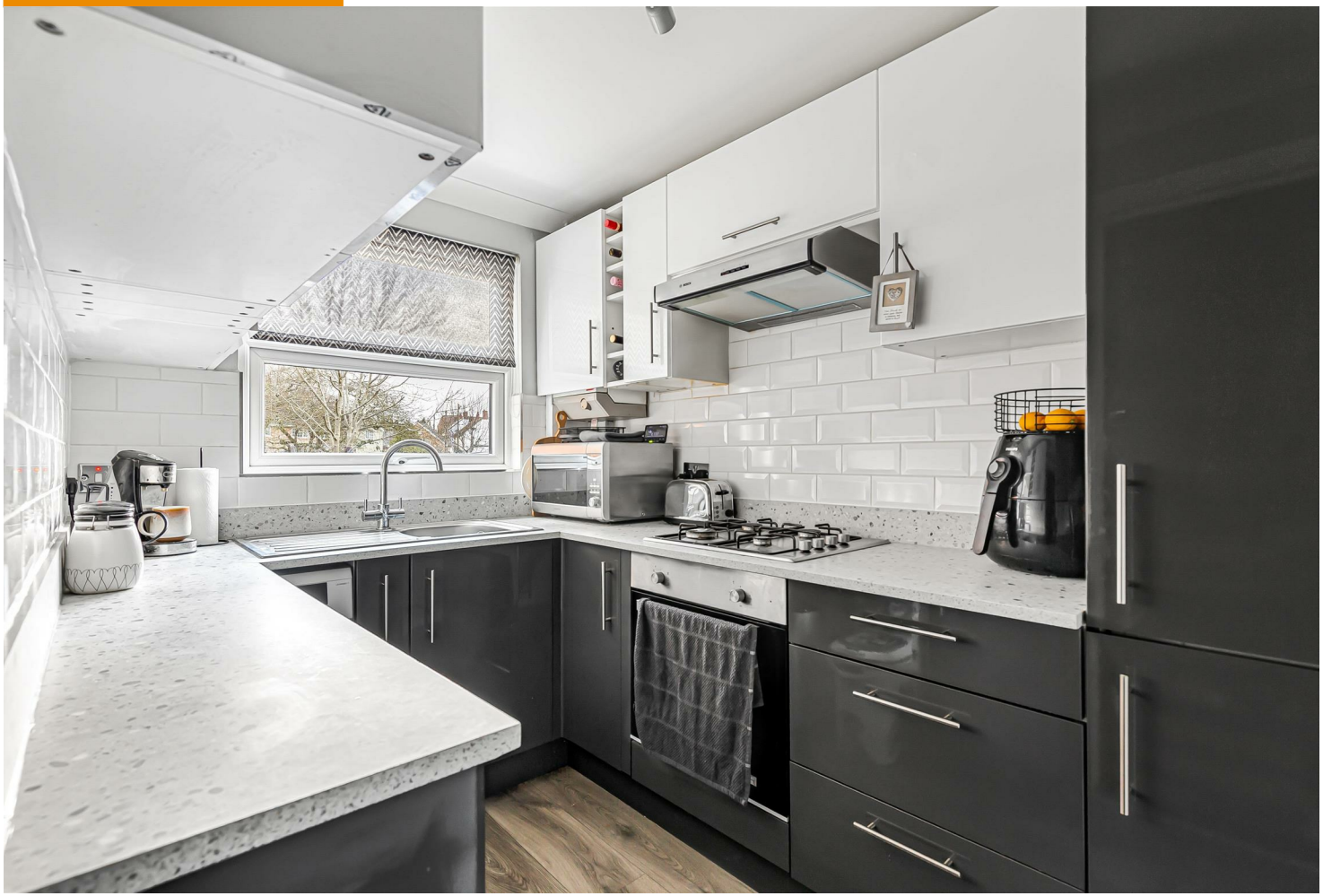
Guide Price £230,000

A wonderful two bedroom terraced property, situated on a quiet development in the sought after village of Steeple Bumpstead. Benefitting from a modern kitchen and bathroom suite, South East facing garden and one allocated parking space. (EPC Rating TBC)



LOCATION

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders approximately three miles South of Haverhill and 20 miles from Cambridge, 13 miles from Saffron Walden and 19 miles from Bury St Edmunds. Steeple Bumpstead benefits from facilities including off licence/general stores, public house and primary school.

GROUND FLOOR

ENTRANCE HALL
Radiator, stairs to first floor, open to kitchen, door to:

LIVING ROOM
Radiator, French doors to rear garden, under stairs storage cupboard.

KITCHEN
A modern, fitted kitchen with base and eye level units, integrated fridge/freezer, integrated cooker, four ring gas hob with extractor over, stainless steel sink with mixer tap, plumbing for washing machine, window to front.

FIRST FLOOR

LANDING
Storage cupboard, doors to:

BEDROOM ONE
Large fitted wardrobes, radiator, window to front.

BEDROOM TWO
Window to rear, radiator

SHOWER ROOM
Three piece suite comprising shower enclosure, vanity hand wash basin, low level wc, heated towel rail, obscure window.

GARDEN
South East facing rear garden with a patio area for seating and the remainder being laid lawn. Enclosed by timber fencing and brick wall to the rear. Side access gate to the front of the property.

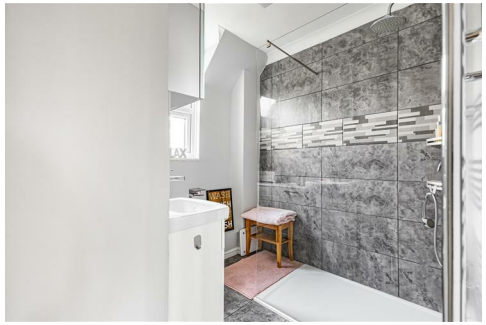
AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

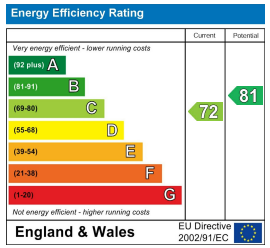
VIEWINGS
By appointment through the Agents.

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.

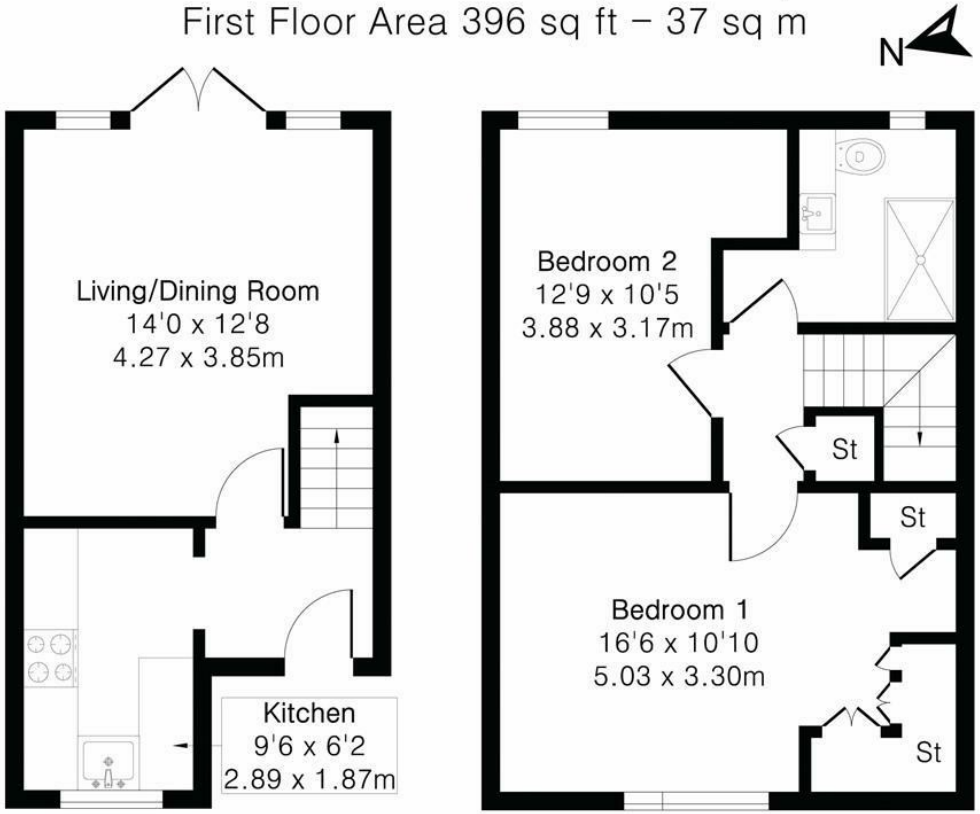




Approximate Gross Internal Area 667 sq ft - 62 sq m

Ground Floor Area 271 sq ft – 25 sq m

First Floor Area 396 sq ft – 37 sq m



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Tenure - Freehold

Council Tax Band - C

Local Authority - Braintree

PINK PLAN

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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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.

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

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