



Chapel Street, Steeple Bumpstead, CB9 7DQ

**CHEFFINS**



## Chapel Street

Steeple Bumpstead, Steeple  
Bumpstead,

SS25 3DG

An excellent opportunity to acquire a unique detached family home in the sought-after village location of Steeple Bumpstead offering bright accommodation over two floors. With three bedrooms, two off-road parking spaces and an enclosed garden, the property is offered with NO CHAIN. (EPC Rating D)

### 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. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. London Stansted Airport is around a 30 minutes drive. Steeple Bumpstead benefits from facilities including, two public houses, village store, a well regarded primary school and nursery.

3 1 1

Guide Price £295,000







## GROUND FLOOR

### ENTRANCE PORCH

Door to:

### LIVING/DINING ROOM

Dual aspect windows, radiator, understairs storage, door to:

### INNER HALL

Stairs to first floor, doors to:

### WC

Two piece suite comprising low wc, pedestal hand wash basin, obscure window.

### KITCHEN

Fitted base and eye level units, stainless steel sink with mixer tap, plumbing for washing machine (included), space for fridge/freezer (included), electric oven and gas hob with extractor over, radiator, door to garden, window to rear.

## FIRST FLOOR

### LANDING

Airing cupboard, doors to:

### BEDROOM ONE

Window to front, radiator, bespoke wardrobe and storage cupboards, loft access.

### BEDROOM TWO

Window to rear overlooking rear garden, radiator.

### BEDROOM THREE

Window to front, radiator.

## BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc, vanity sink, radiator, obscure window.

## OUTSIDE

A private rear garden with mature trees and shrubs, raised lawned area and a small shed to the rear. Enclosed by timber fencing with a rear pedestrian access gate to parking area.

## PARKING

Two off road parking spaces to the rear 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.



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

Guide Price £295,000

Tenure – Freehold

Council Tax Band – C

Local Authority – Braintree



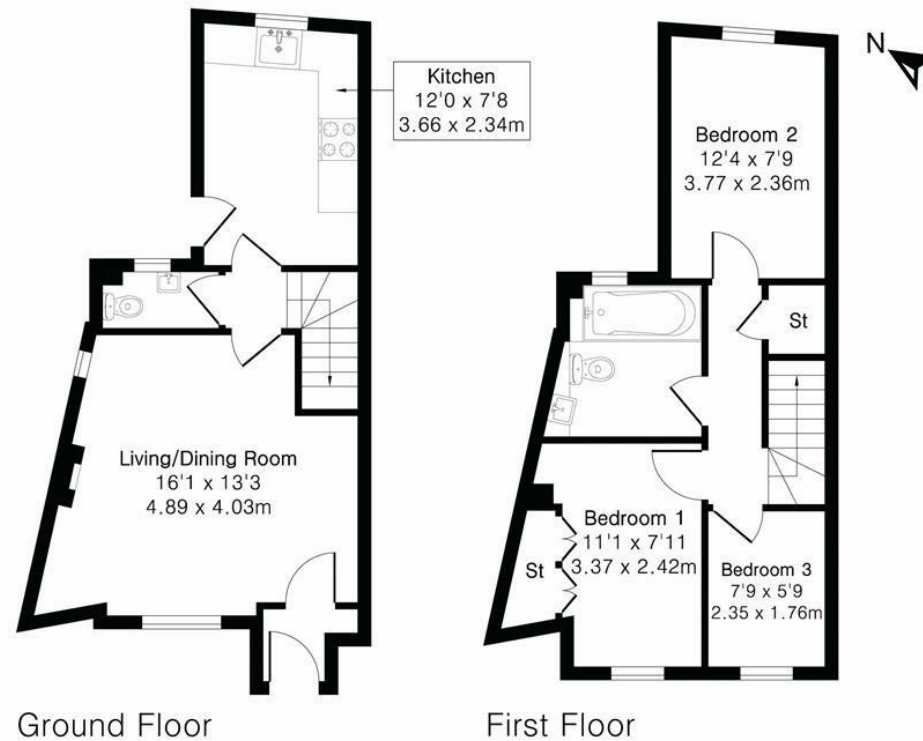
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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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**Approximate Gross Internal Area 698 sq ft - 65 sq m**

Ground Floor Area 343 sq ft – 32 sq m

First Floor Area 355 sq ft – 33 sq m



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>.

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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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