



Queen Street, Withersfield, CB9 7RU

CHEFFINS

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Withersfield,
CB9 7RU

A charming three bedroom, character property, situated in the desirable village of Withersfield. Benefiting from three reception rooms, utility, front and rear gardens and large driveway for multiple vehicles, this home offers tremendous potential with it's beautiful beams and garage housing the old Forge. Offered for sale with no onward chain. (EPC Rating E)

3 1 2

Guide Price £310,000

LOCATION

The charming and picturesque village of Withersfield with its fine church, village greens and public house is within easy reach of Whittlesford train station (14 miles) and is located a short distance from the thriving market town of Haverhill. The A1307 provides an easy link to Cambridge (16 miles), M11 (10 miles), Saffron Walden (13 Miles), Newmarket (12 miles) and Bury St Edmunds (18 miles)





GROUND FLOOR

ENTRANCE PORCH

Radiator, window to front, door to living room, door to dining room.

LIVING ROOM

Two windows to front, radiator, (temporary) fireplace, stairs to bedroom two, door to:

BEDROOM THREE

Window, radiator.

DINING ROOM

(temporary) fireplace, two windows to front, storage cupboards, radiator, door to utility, door to kitchen, door to bathroom, stairs to bedroom one, under stairs cupboard.

KITCHEN

Fitted base and eye level units, electric oven and hob, stainless steel sink, space for fridge/freezer, window, door to conservatory.

CONSERVATORY

Half brick, half upvc construction, radiator, two doors to garden.

UTILITY

Stainless steel sink, radiator, oil boiler, door to front and rear.

BATHROOM

Three piece suite comprising bath, low level wc, pedestal hand wash basin, radiator, window, electric towel heater.

FIRST FLOOR

BEDROOM ONE

Dual aspect windows, radiator, door to cupboard housing hot water cylinder.

BEDROOM TWO

Dual aspect windows, radiator, door to storage cupboard.

OUTSIDE AND PARKING

Generous front and rear gardens, predominantly laid lawn with mature shrubs and trees. A coal shed and separate brick outbuilding sit to the rear of the gardens, providing further storage. A large garage sits to the front of the property which houses the old Forge, with a personal access door and windows. Driveway provides for multiple vehicles. We have been advised there is a right of way over the rear of the property for the neighbouring property to access.

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 1513 sq ft - 140 sq m

Ground Floor Area 995 sq ft – 92 sq m

First Floor Area 518 sq ft – 48 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 £310,000

Tenure – Freehold

Council Tax Band – D

Local Authority – West Suffolk



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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