Bower Hall Drive, Steeple Bumpstead, CB9 7ED

CHEFFINS

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Steeple Bumpstead,
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Guide Price £319,995

A beautifully presented two bedroom detached bungalow situated in the popular village of Steeple Bumpstead. The property benefits from many fine features including a spacious Lounge / Dining Room, Shower Room, pleasant South-facing rear garden , garage and driveway. Viewing highly recommended (EPC Rating C).

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 post office/off licence/general stores, public house and primary school.

ENTRANCE HALL
Two storage cupboards, radiator, loft access, doors to:

LIVING/DINING ROOM
Box window to front, two radiators, sliding doors to utility.

KITCHEN
Range of base and eye level units, space for fridge/freezer, electric oven with gas hob and extractor over, plumbing for washing machine, window to rear, door to:

CONSERVATORY
Tiled floor, windows to side and rear, patio doors to lounge, door to garden.

BEDROOM ONE
Window to rear, radiator, range of fitted wardrobes.

BEDROOM TWO
Dual aspect windows, radiator.

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

OUTSIDE
The South-facing rear garden is predominantly laid lawn with an array of shrubs and plants. Enclosed by timber fencing and a brick wall. There is a side access gate to the front of the property and personal door to garage.

GARAGE
Power and lighting connected. Electric up and over door. Personal door to garden.

DRIVEWAY
Driveway 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.

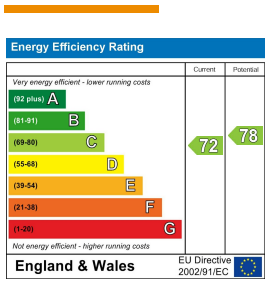
Viewings Strictly by appointment through the selling agents.

To conform with government Money Laundering Regulations 2019 (as amended), we are required to confirm the identity of all prospective buyers. We will need the full name, date of birth and current address of all buyers along with ID and proof of address. As this is a third-party listing, the third party will also need to complete their own due diligence to comply with the Regulations and for this, there may be a charge. We are unable to advertise a property or issue a memorandum of sale until these checks are complete.

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

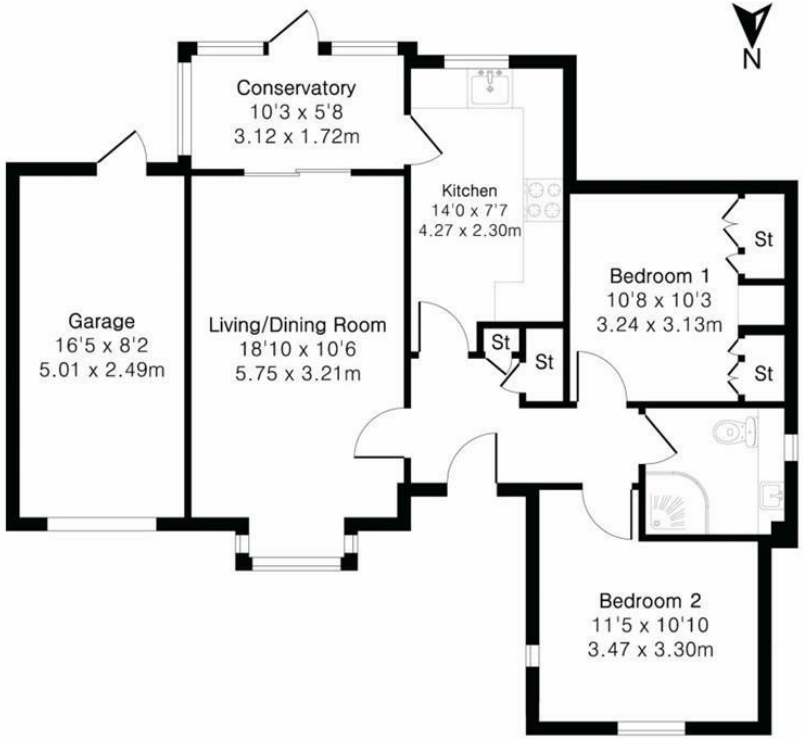
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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



Approximate Gross Internal Area 633 sq ft - 59 sq m (Excluding Garage)

Garage Area 138 sq ft – 13 sq m



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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Tenure - Freehold

Council Tax Band - D

Local Authority - Braintree

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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