



Bower Hall Drive, Haverhill, CB9 7ED

**CHEFFINS**



## Bower Hall Drive

Steeple Bumpstead, Haverhill,  
CB9 7ED

**\*END OF CHAIN\*** An immaculate two bedroom detached bungalow situated in the popular village of Steeple Bumpstead. The property consists of two generous bedrooms, fitted Kitchen, shower room and a beautifully presented living room and conservatory. It is situated on a generous plot, with a well kept garden, and also benefits from a single garage and ample off road parking. (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. Steeple Bumpstead benefits from facilities including, two public houses, village store, a well regarded primary school and nursery.

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**Guide Price £350,000**







## Living Room

Double Glazed, Radiator, Carpets.  
Access to Kitchen and Conservatory

## Kitchen

Integrated Cooker. Hob. Double  
Glazed. Radiator. Rear Door to  
Garden

## Bedroom One

Carpets. Double Glazed Bay Window.  
Radiator

## Bedroom Two

Carpets. Double Glazed. Radiator

## Shower Room

Three Piece Shower Suit. Radiator.  
Double Glazed Obscured Glass.

## Conservatory

## Outside

Driveway, Garage, Wheelchair  
Access, Wrap Around Garden

## Agent Note

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

## Special Notes:

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

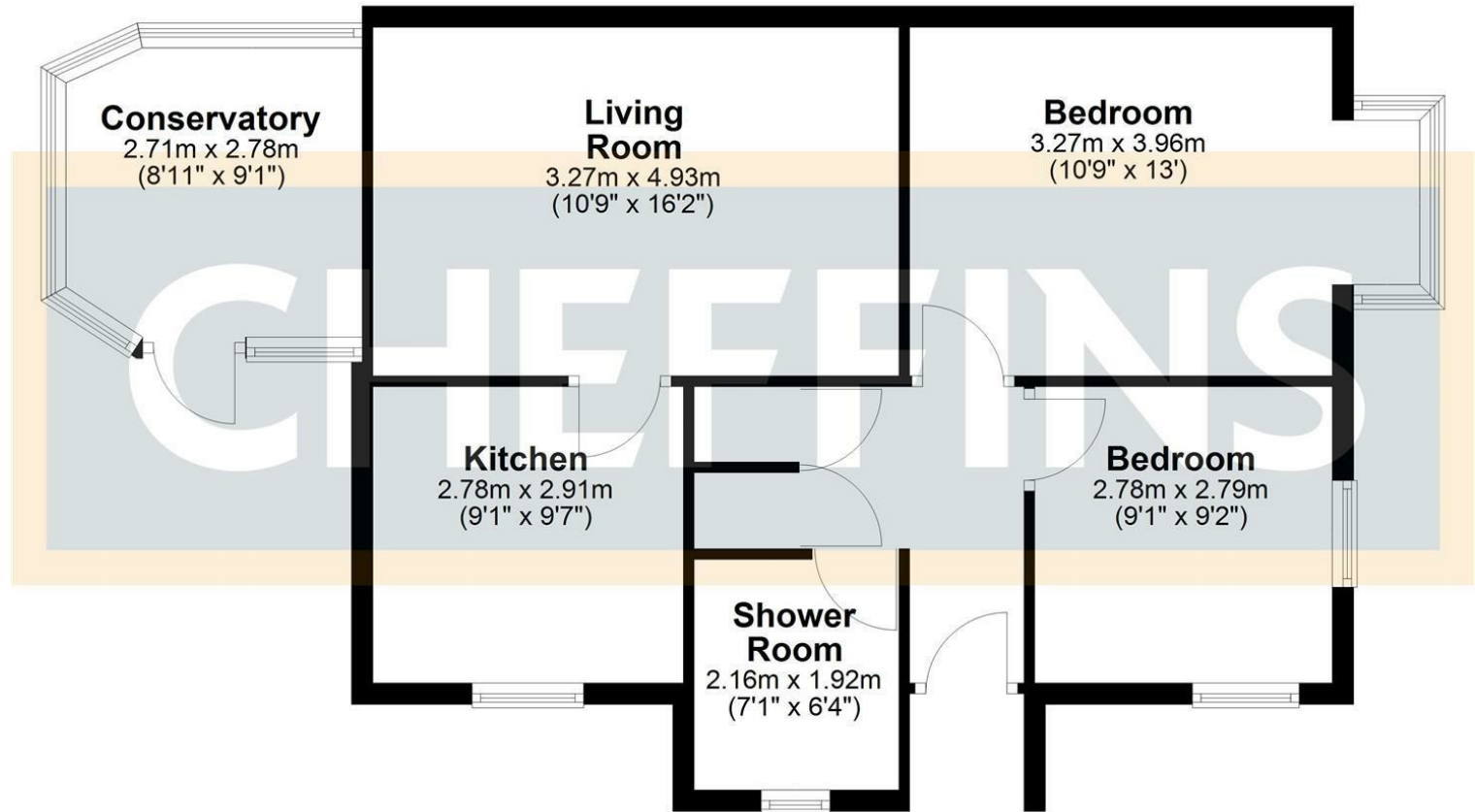
2. Please note that none of the  
appliances or the services at this  
property have been checked and we  
would recommend that these are  
tested by a qualified person before  
entering into any commitment. Please  
note that any request for access to  
test services is at the discretion of the  
owner.

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

VIEWINGS By appointment through  
the Agents.

## Ground Floor

Approx. 67.1 sq. metres (722.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £350,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Braintree

Total area: approx. 67.1 sq. metres (722.7 sq. feet)

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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