



The Chase, Steeple Bumpstead, CB9 7DR

**CHEFFINS**

## The Chase

Steeple Bumpstead,  
CB9 7DR

**\*\* NO CHAIN \*\*** A beautifully presented two bedroom semi-detached home situated in the popular village of Steeple Bumpstead. Offering a low maintenance rear garden, boot room, refitted wc and bathroom and bright accommodation. (EPC Rating D)

### LOCATION

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders approximately three miles South of Haverhill, 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 store, two public houses and primary school.

2 1 2

Guide Price £275,000





## GROUND FLOOR

### PORCH

Window to front, door to:

### LIVING/DINING ROOM

Dual aspect windows, radiator, open fireplace, door to:

### KITCHEN

Fitted base and eye level units with worktop over, plumbing and space for washing machine, space for fridge, electric cooker with four ring gas hob and extractor over, stainless steel sink, window to side, door to:

### REAR LOBBY/BOOT ROOM

Stairs to first floor, storage cupboard, door to garden, door to:

### WC

Two piece suite comprising low level wc, vanity hand wash basin, heated towel rail, obscure window.

## FIRST FLOOR

### LANDING

Doors to:

### BEDROOM ONE

Dual aspect windows, radiator, storage cupboard.

### BEDROOM TWO

Window, radiator.

## BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over, vanity hand wash basin, low level wc, heated towel rail, obscure window.

## OUTSIDE

A low maintenance rear garden with an immediate patio area to the side and L shape Astroturf. Enclosed by timber fencing with a 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 743 sq ft - 69 sq m**

Ground Floor Area 405 sq ft – 38 sq m

First Floor Area 338 sq ft – 31 sq m



Energy Efficiency Rating	
	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	
Current: 61	Potential: 72
England & Wales	EU Directive 2002/91/EC

Guide Price £275,000

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.



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.

