



Old Hall Close, Steeple Bumpstead, CB9 7DF



## Old Hall Close

Steeple Bumpstead,  
CB9 7DF

Tucked away on a secluded private road in the village of Steeple Bumpstead, is this modern and well presented, three bedroom detached bungalow. Benefitting from a single garage and two parking spaces, secluded rear garden, fitted three piece suite and separate cloakroom. (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, two public houses, village store, a well regarded primary school and nursery.



**Guide Price £320,000**





## ENTRANCE HALL

Airing cupboard, storage cupboards, doors to:

## LIVING ROOM

Dual aspect windows, French doors to garden, opening for a fireplace.

## KITCHEN

Fitted with matching base and eye level units, enamel one and half bowl sink with mixer tap, Britannia electric Range oven with gas hob and extractor over, integrated dishwasher and space for fridge/freezer, cupboard housing boiler, window.



## BEDROOM ONE

Window radiator.

## BEDROOM TWO

Window radiator.

## BEDROOM THREE

Window radiator.

## BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low wc, obscure window, extractor fan.

## WC

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

## OUTSIDE

The rear garden is laid to lawn with a paved pathway and patio area for

seating. There are steps up to a higher garden seating area and access to the garden shed. Enclosed by fencing and a curved brick wall.

## PARKING

The property has a single garage with up and over door, power and lighting connected. 2 allocated parking spaces 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.



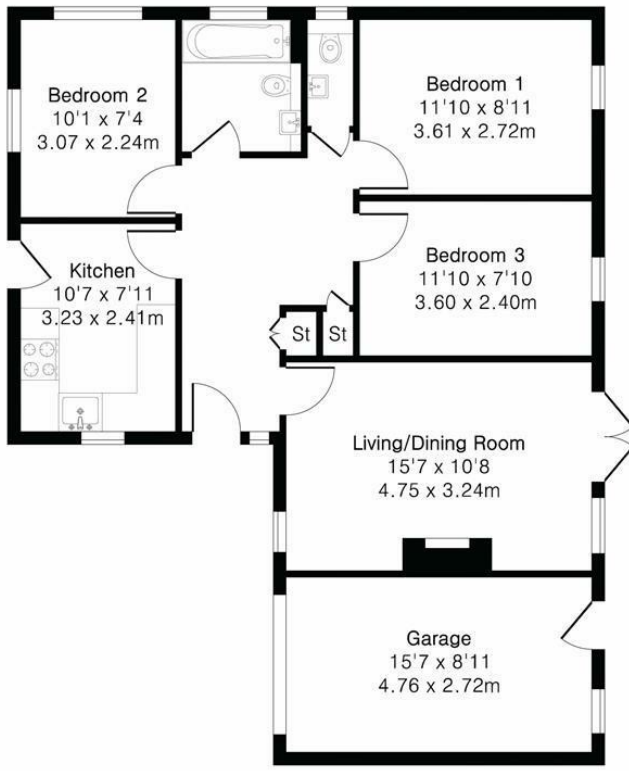


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	86
(69-80) <b>C</b>	71
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £320,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - Braintree

**Approximate Gross Internal Area 722 sq ft - 67 sq m  
 (Excluding Garage)**

Garage Area 139 sq ft - 13 sq m



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.

