



Edith Cavell Way, Steeple Bumpstead, CB9 7EE

CHEFFINS

Edith Cavell Way

Steeple Bumpstead,
CB9 7EE

A beautifully presented four bedroom detached family home situated in the charming village of Steeple Bumpstead. Benefitting from a downstairs study/playroom, utility, modern three piece suite and generous driveway for multiple vehicles. (EPC Rating C)

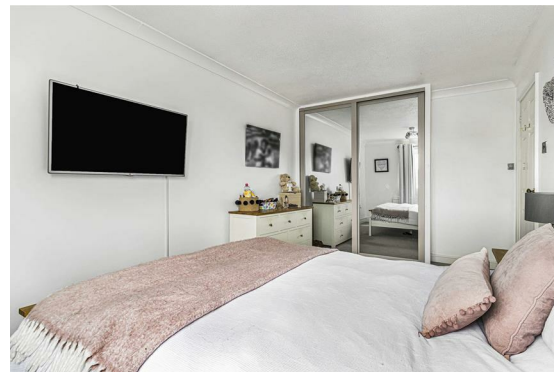
LOCATION

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.

4 1 2

Guide Price £415,000





GROUND FLOOR

HALLWAY

Window to side, stairs to first floor, doors to:

WC

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

LIVING/DINING ROOM

Dual aspect windows, French doors to rear garden, radiator, door to:

STUDY

Window to front, radiator.

KITCHEN/BREAKFAST ROOM

Fitted with matching base and eye level units, integral dishwasher, Range oven with induction hob and extractor over, space for fridge/freezer, cupboard housing gas boiler, stainless steel sink with mixer tap, window to front, door to:

UTILITY ROOM

Plumbing for washing machine, space for fridge/freezer, door to rear garden.

FIRST FLOOR

LANDING

Storage cupboard, window to side, doors to:

BEDROOM ONE

Window to rear, radiator, fitted wardrobes.

BEDROOM TWO

Window to front, radiator, fitted wardrobes.

BEDROOM THREE

Window to side, radiator.

BEDROOM FOUR

Window to rear, radiator, fitted wardrobes.

BATHROOM

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

OUTSIDE

A generous rear garden enclosed by timber fencing with a side access gate to the front of the property. The garden is predominantly laid to lawn with a large patio area for seating and shingle area which wraps around the property. Shed to remain.

PARKING

Large shingle driveway for 4 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.

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		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	76	
(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 £415,000

Tenure – Freehold

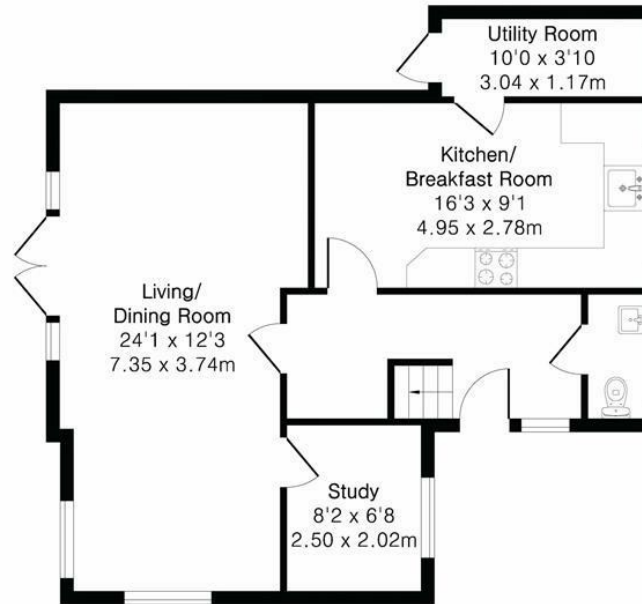
Council Tax Band – D

Local Authority – Braintree District Council

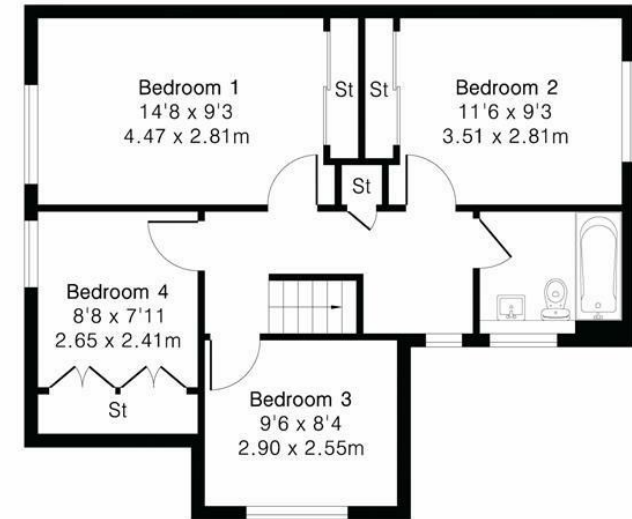
Approximate Gross Internal Area 1209 sq ft - 112 sq m

Ground Floor Area 638 sq ft – 59 sq m

First Floor Area 571 sq ft – 53 sq m



Ground Floor



First Floor



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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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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