



Hempstead Road, Steeple Bumpstead, CB9 7DY

CHEFFINS

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CB9 7DY

PET FRIENDLY A charming character cottage situated in an elevated position with views to rolling countryside. The property offers well-presented and flexible accommodation, together with a landscaped garden, off-street parking and garage. EPC rating: E. Council tax band: 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, primary school and doctors surgery.



£1,350 PCM





GROUND FLOOR

ENTRANCE PORCH

Entrance door, double glazed window to the front aspect and door to:

SITTING/DINING ROOM

Feature redbrick fireplace with wood burner, double glazed windows to the front and side aspects and staircase rising to the first floor with built-in storage.

INNER HALLWAY

Door to airing cupboard housing the boiler. Door to:

BATHROOM

Suite comprising panelled bath with electric shower over, ceramic wash basin with vanity cupboard beneath, low level WC, fully tiled walls and obscure double glazed window to the rear aspect.

KITCHEN

Fitted with a range of base and eye level units, solid wood worktop space, ceramic sink unit with tiled splashback, four ring induction hob with extractor over, electric double oven, integrated fridge freezer, Siemens dishwasher and space and plumbing for washing machine. Double glazed window to the rear aspect and part-glazed stable door opening to the rear patio.

FIRST FLOOR

LANDING

Doors to adjoining rooms, built-in wardrobe with sliding doors and access to the loft space.

BEDROOM 1

Built-in wardrobe, door to airing cupboard and double glazed window to the front aspect.

CLOAKROOM

Comprising ceramic wash basin with vanity cupboard beneath and tiled splashback and low level WC.

BEDROOM 2

Double glazed window to the rear aspect.

BEDROOM 3

Double glazed window to the rear aspect.

OUTSIDE

To the front of the property is a raised-bed vegetable garden with steps up to the entrance door. A gravelled driveway to the side of the property provides access to the garage and off-street parking space. There is gated access to the rear garden which has a paved terrace, raised shrub beds and steps up to a gravelled pathway and lawn with mature shrub beds bordering and a further paved terrace area.

GARAGE

Up and over door, eaves storage and power and lighting connected.

LETTING AGENT NOTES

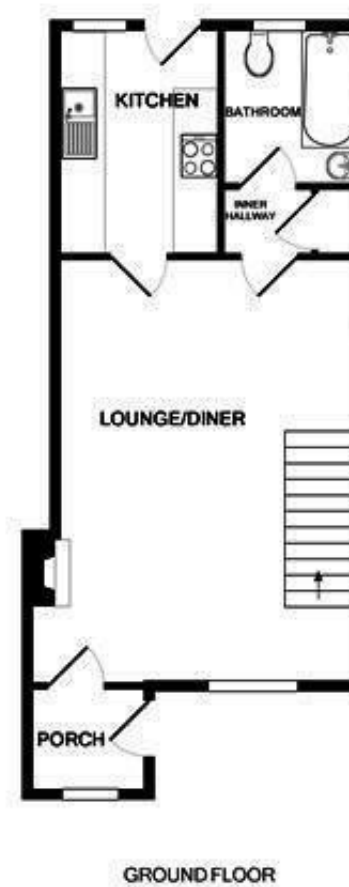
Holding Deposit - £311.00

For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£1,350 PCM
 Council Tax Band - C
 Local Authority - Braintree District Council



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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.