



Chapel Street, Steeple Bumpstead, CB9 7DQ

CHEFFINS

Chapel Street

Steeple Bumpstead,
CB9 7DQ

- Two Reception Rooms
- Situated In The Heart Of The Village
- Two Good Sized Bedrooms
- Downstairs Bathroom
- Kitchen
- No Rear Garden
- NO ONWARD CHAIN
- Gas Central Heating

A double fronted two bedroom cottage situated in the popular and well served village of Steeple Bumpstead. The property benefits from sitting room with exposed timbers, dining room, kitchen. Offered for sale with no onward chain. Please note that the property does not have a garden. (EPC Rating D)



Guide Price £189,000





Entrance Hall:

Stairs to landing, cupboard housing meters.

Dining Room

3.53m x 3.20m - 11'6" x 10'5" Exposed wall and ceiling timbers, sash window to front, radiator. two wall lighters. open plan to:

Lounge

3.51m x 2.54m - 11'6" x 8'3" Exposed wall and ceiling timbers, sash window to front, radiator.

Kitchen

2.36m x 1.83m 7'8" x 6'0" - Velux window, window to side, radiator, tiled flooring, base units with Belfast style sink and mixer taps over, space for cooker and fridge freezer.

Inner Lobby

Door to rear.

Downstairs Bathroom

Suite comprising low level WC, side panelled bath with shower over, low level WC. Heated towel rail, tiled flooring.

Bedroom One

3.53m x 3.20m 11'6" x 10'5" Exposed floorboards, sash windows, radiator, walk in cupboard.

Bedroom Two

3.48m x 2.29m 11'5" x 7'6" - Cupboard with wall mounted gas boiler, sash window to front, radiator, exposed floorboards.

Agents Notes

AGENTS NOTE

Tenure - Freehold

Council Tax Band - B

Property Type - Mid Terrace

Property Construction - Brick with slate roof

Number & Types of Room - Please refer to floor plan

Square Footage 510 sq ft Approx

Parking - On Road

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Gas - Mains supply

Heating - Gas central heating.

Broadband - Superfast Fibre to cabinet broadband is available FTTC

Mobile Signal/Coverage - Good

Property is in a conservation area

Emergency exit via back door over neighbours property

Flying freehold over main bedroom over neighbours property

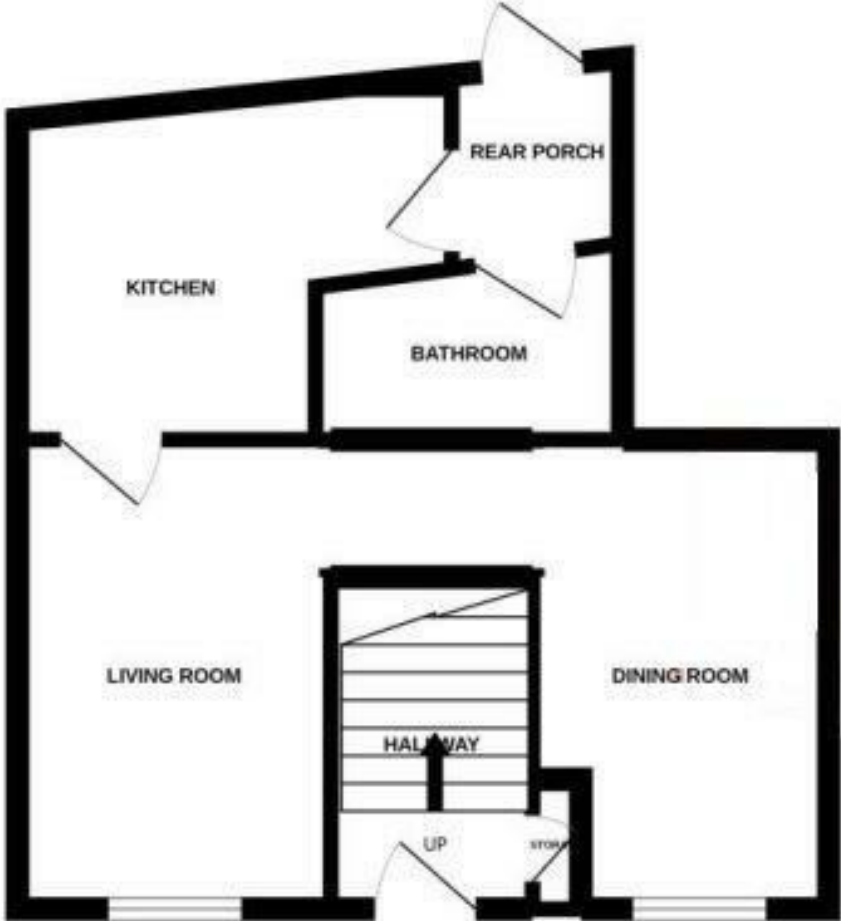
VIEWINGS By appointment through the Agents.

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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	67	
(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	

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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.