



Lion Meadow, Steeple Bumpstead, CB9 7BY

CHEFFINS

Lion Meadow

Steeple Bumpstead,
CB9 7BY

** No Onward Chain ** A lovely two bedroom mid terrace home nicely situated within the desirable village of Steeple Bumpstead. The property benefits from many fine features including sitting room, kitchen/breakfast room, pleasant rear garden and allocated parking. The property would make an ideal investment/first time purchase (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, primary school and doctors surgery.



Offers In Excess Of £230,000





GROUND FLOOR

ENTRANCE HALL

Door to Storage cupboard.

SITTING ROOM

4.70m x 3.88m (15'5" x 12'09") max. Window to front, radiator, stairs, door to:

KITCHEN

3.99m x 2.49m (13'1" x 8'2") Kitchen with a range of base and eye level units with worktop space over, one and half bowl stainless steel sink with mixer tap, space and plumbing for appliances including integral electric oven, four ring electric hob with extractor hood over, tiled splashbacks, laminate flooring, window to rear, door to garden.

FIRST FLOOR

BEDROOM 1

3.94m x 2.90m (12' x 9'8") Window to front, radiator, doors to two Storage cupboard.

BEDROOM 2

3.49m x 2.03m (11'5" x 6'8") Measure to back of wardrobes, window to rear, built in wardrobes, radiator.

BATHROOM

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, obscure window,

radiator

OUTSIDE

The property has a private un-overlooked rear garden which is enclosed by timber fencing to sides. On leaving the property there is a laid to patio garden providing a pleasant area for seating and entertaining. To the rear of the garden is a gate which provides access to footpath at the rear.

ALLOCATED PARKING

The property has the benefit of one allocated parking space.

AGENTS NOTE

Tenure - Freehold

Council Tax Band - B

Property Type - Mid Terrace

Property Construction - Brick with tiled roof
Number & Types of Room - Please refer to floor plan

Square Footage 613 sq ft Approx

Parking - Allocated To Front - 1 Space

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

VIEWINGS



By appointment through the Agents

SPECIAL NOTES

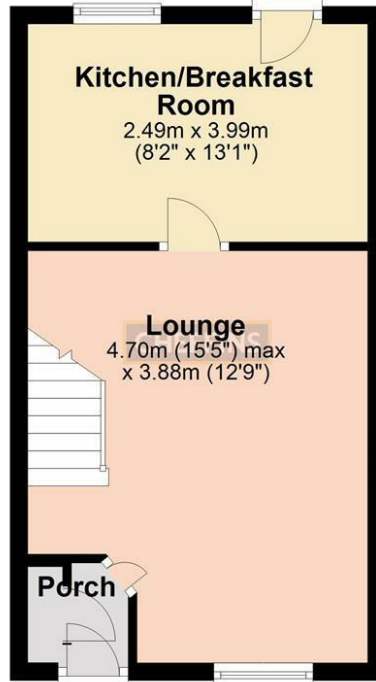
1. Note that the fixtures and fittings are included in the sale unless specified in the notes to these particulars.
2. Please note that we do not provide any services at this property. We have been checked and we would recommend that there is a qualified person on site before entering into any contract. Please note that there is no access to the internet at the address of the property.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



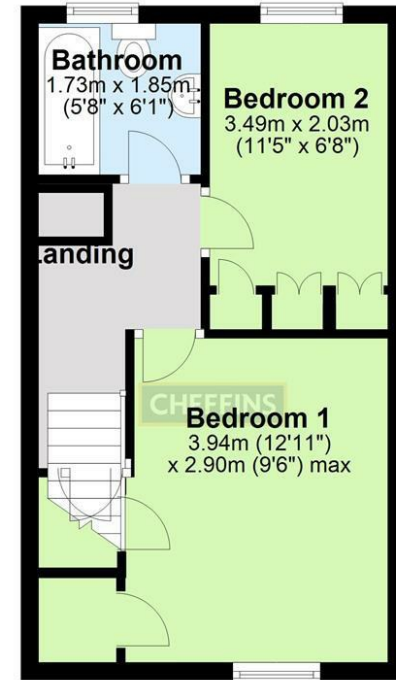
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Ground Floor



First Floor



Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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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.

