



Borradale Court, CB9 7ES



Borradale Court

Steeple Bumpstead,
CB9 7ES

- Overlooking Open Fields To Rear
- Garage & Parking
- NO ONWARD CHAIN
- Detached Property
- Walking Distance To Local Schools
- Re Fitted Bathroom
- Open Plan Lounge/Dining Room
- Kitchen/Breakfast Room

An extremely well presented three bedroom detached house, nicely situated on the edge of this popular development enjoying views over open countryside. The property benefits from a generous kitchen/diner, WC, single garage and driveway. (EPC Rating F). NO ONWARD CHAIN



Guide Price £335,000



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.

Entrance Hall:

Window to front.

Downstairs WC

Low level WC, wall mounted wash hand basin, window to front.

Lounge

Open plan to dining room, window to front.

Dining Room

French doors to rear gardens, open plan to lounge.

Kitchen/Breakfast Room

Range of matching wall and base units with worksurfaces over, space and plumbing for appliances, electric oven and four ring gas hob, window to rear, door to side, inset spotlights.

Landing

Airing cupboard, gas warm air boiler, loft access.

Bedroom One

Window to rear.

Bedroom Two

Window to front

Bedroom Three

Window to front.

Bathroom

Re fitted suite with vanity wash hand basin, low level WC side panelled bath with shower and glass screen, window to rear.

Outside:

Driveway leading to garage. side gated access.

Garage: Up and over doors, rear access, power and light connected.

Rear: Private established garden backing onto open fields with beautiful views. the gardens are mainly laid to lawn with seating area, laid to lawn and mature shrub borders, gated side access.

Agents Notes

AGENTS NOTES - For more information on this property, please refer to the Material Information brochure that can be found on our website.

<https://sprift.com/dashboard/custom-ipr-report/5-borradale-court-haverhill-cb9-7es/3530019>

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

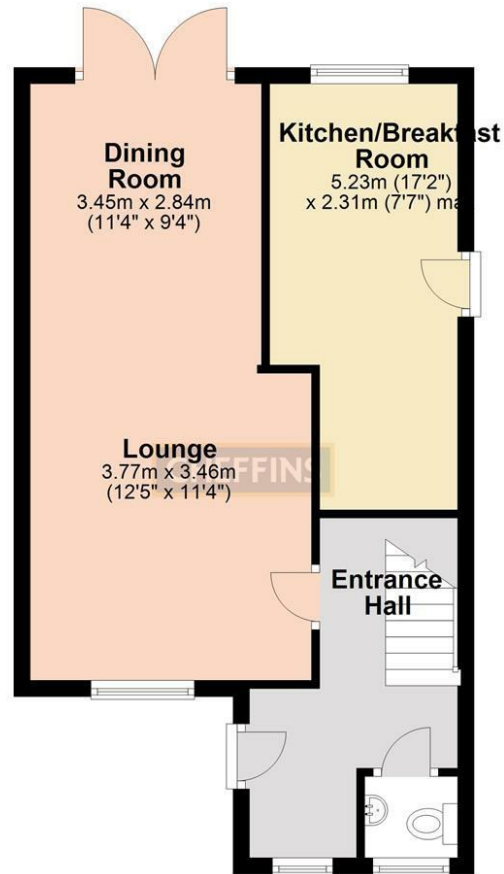
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

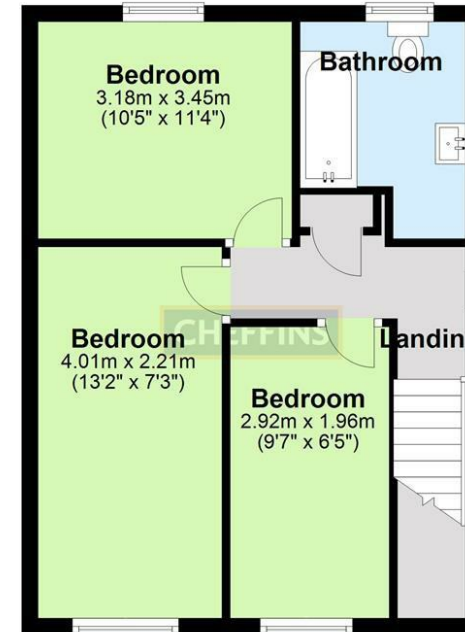




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			53
(39-54) E		21	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £335,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Braintree District

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.