



George Gent Close, Steeple Bumpstead, CB9 7EW

CHEFFINS

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Steeple Bumpstead,
CB9 7EW

A wonderful opportunity to purchase a generous two bedroom detached bungalow occupying a cul de sac location within the popular village of Steeple Bumpstead. Although the property is in need of some general updating it benefits from a double length garage and driveway for several vehicles. Offered for sale with no onward chain. (EPC Rating E).

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.

2 1 2

Guide Price £328,000





GROUND FLOOR

ENTRANCE HALL

Electric heater, two doors to storage cupboard, door to storage cupboard.

LOUNGE/DINER

6.73m (22'1") x 3.67m (12')

Window to rear, window to side, box window to side, two electric heaters.

KITCHEN

3.49m (11'5") max x 2.59m (8'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, window to rear.

SHOWER ROOM

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin, low-level WC and heated towel rail, obscure window.

BEDROOM 1

3.72m (12'3") x 3.08m (10'1")

Window to rear, built in wardrobes and vanity, door to:

DRESSING ROOM / STUDY

2.45m (8') x 1.44m (4'9")

Window to front, electric heater.

BEDROOM 2

3.08m (10'1") x 2.96m (9'9")

Window to side into conservatory, door to:

GARAGE & DRIVEWAY

Driveway providing parking for several vehicles and single garage with up and over door, door to conservatory, sliding door to:

WORKSHOP

2.60m (8'6") x 2.40m (7'10")

Window to side, door to garden.

CONSERVATORY

PVC construction with polycarbonate roof, window to side, single radiator electric heater.

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

VIEWINGS By appointment through the Agents.

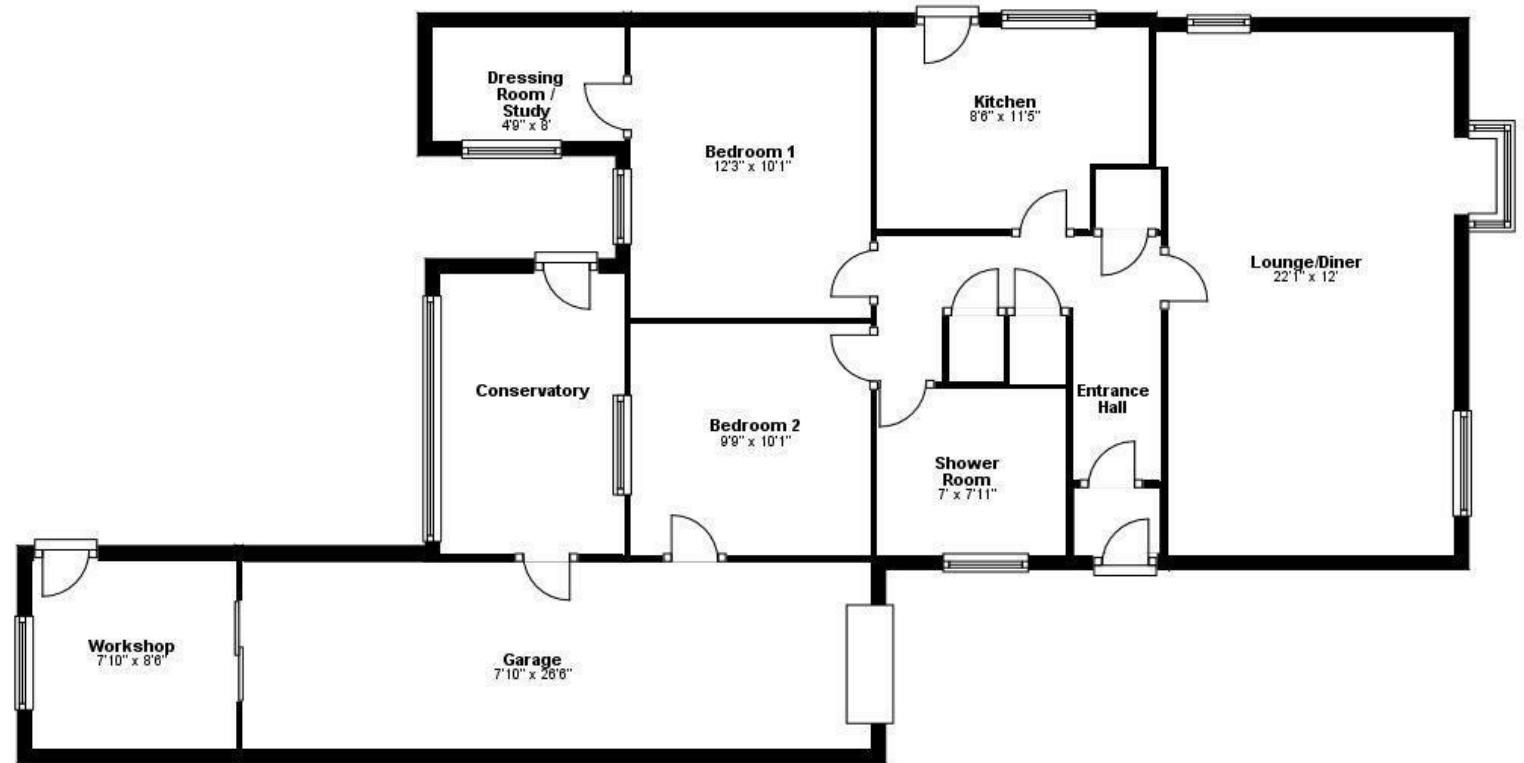
SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		50	80
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Tenure - Freehold

Council Tax Band - D

Local Authority - Braintree

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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.