



North Street, Steeple Bumpstead, CB9 7DP

**CHEFFINS**



## North Street

Steeple Bumpstead,  
CB9 7DP

- Detached Bungalow
- Detached Garage
- Potential For Loft Conversion STP
- Gas Central Heating
- Central Location
- Conservatory Extension
- Two Double Bedrooms

Individually built detached two double bedroom bungalow situated in the heart of Steeple Bumpstead. The property has good sized accommodation and benefits from an elevated position sitting centrally in the plot with detached garage and parking to the rear. (EPC Rating D)

2 1 1



**Guide Price £350,000**





## 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 a primary school.



## Entrance Hall

Door to front, loft access, laminate flooring, radiator.

## Lounge

Curved window to front, gas fire, radiator, wall uplighters, laminate flooring.

## Kitchen/Breakfast Room

Re fitted kitchen with a range of matching wall and base units with worksurfaces over, sink with mixer taps, integral electric oven with four ring hob, tiled splashbacks, full length radiator, multi fuel burner, laminate flooring, window to rear, door to side.

## Rear Lobby

Door to side, two windows, rear door.

## Utility Area

Space and plumbing for washing machine, wall mounted gas boiler, radiator, two windows to sides.

## Shower Room

Re fitted suite comprising shower with glass screen, tiled splashbacks, vanity wash hand basin, low level WC, heated towel rail, radiator, window to rear.

## Bedroom One

Window to front, fitted wardrobes, radiator, laminate flooring.

## Bedroom Two

Storage cupboard, patio doors opening into conservatory, radiator, laminate flooring.

## Conservatory

uPVC construction with brick plinth, door to side.

## Outside:

Front: The bungalow is situated in an elevated position close to the local Petrol station/Shop and Post office. Attractive front gardens being mainly laid to lawn with flower and shrub borders, patio seating area, two side gated accesses.

Rear: Attractive gardens being enclosed by timber fencing, mainly laid to lawn with flower and shrub borders, rear double gated access leads to Garage & parking.

Garage: Electric roller door, rear access, power and light connected. (Although the property is raised at that front with steps up to the bungalow the rear has no steps and a gradual slopped access down to main road)

## Material Information

Freehold  
Council Tax C  
Braintree District Council

## 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.

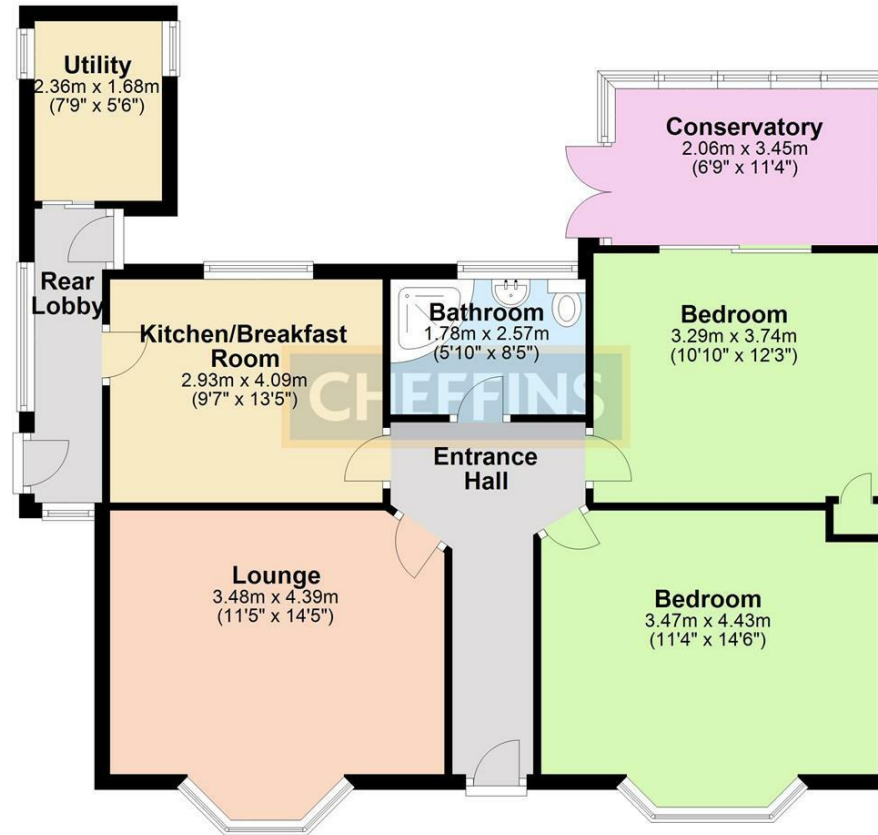
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.

4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract. Dimensions shown have been measured in imperial units and are approximate to within +/-3" with the metric dimensions being automatic conversions from the imperial dimensions.

Viewings: Strictly By Appointment Only.



## Ground Floor



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

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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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.

