



Stirling Close, Bury St. Edmunds, IP29 4WD

CHEFFINS

Stirling Close

Chedburgh, Bury St. Edmunds,
IP29 4WD

A highly presented three bedroom coach house located in the village of Chedburgh, benefitted by an open plan kitchen/living area, study/third bedroom and car port for one vehicle. (EPC Rating C)

3 1 1

Guide Price £210,000



LOCATION

Chedburgh is situated approximately 7 miles to the south west from the historic market town of Bury St Edmunds and its excellent range of everyday facilities available. Convenient access is gained to the A143, linking to Bury, Haverhill, Newmarket and Cambridge.



GROUND FLOOR

ENTRANCE HALL

Entrance to Third Bedroom, stairs to:

BEDROOM THREE/STUDY

1.91m x 2.06m (6'3" x 6'9") Window to rear, boiler.

FIRST FLOOR

Storage cupboard, radiator, doors to:

OPEN PLAN KITCHEN/SITTING ROOM

4.27m x 5.97m (14'0" x 19'7") Open plan kitchen with integrated fridge/freezer, washing machine, electric hob, oven, dishwasher, dining area/living space, dual aspect windows, radiator.

BEDROOM ONE

3.07m x 3.56m (10'0" x 11'8") Window to front, radiator.

BEDROOM TWO

3.07m x 2.29m (10'0" x 7'6") Window to rear, radiator.

BATHROOM

Fitted three piece suite comprising of bath with overhead shower, pedestal sink, low level wc, frosted window to front, heated towel rail, extractor fan.

OUTSIDE

Through the archway to the rear of the

property is the car port for one vehicle, which is currently used as outdoor space with seating.

AGENTS NOTE

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		
(81-91) B		
(69-80) C	74	74
(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		

Guide Price £210,000

Tenure – Freehold

Council Tax Band – A

Local Authority – West Suffolk



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

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.

