



Farmerie Road, Sudbury, CO10 8HA

CHEFFINS

Farmerie Road

Hundon, Sudbury,
CO10 8HA

Offered for sale with no onward chain. A well presented two bedroom detached bungalow benefiting from an open plan living/dining room, low maintenance rear garden, garage and driveway. (EPC Rating D)

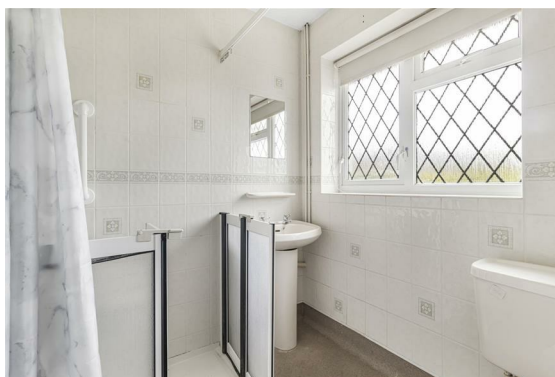
LOCATION

The charming and picturesque village of Hundon with its highly regarded primary school, public house and village shop is located approximately six miles North East of the thriving market town of Haverhill and is within easy reach of the A143 providing access to Bury St Edmunds. Cambridge is approximately 22 miles distant, M11 (15 miles approx), Saffron Walden (18 miles approx).



Guide Price £310,000





PORCH

Double glazed window, tiled floor, door to:

HALLWAY

Radiator, tiled flooring, archway to kitchen, door to living room/diner.

KITCHEN

Matching wall and base level units, stainless steel sink with mixer tap, plumbing for washing machine, electric oven and hob with extractor over, radiator, window, door to rear garden.

OPEN PLAN LIVING/DINER

Three radiators, window, sliding door to garden.

BEDROOM ONE

Window, storage cupboard, radiator.

BEDROOM TWO

Window, radiator.

BATHROOM

Three piece suite comprising shower enclosure, hand wash basin, low wc, heated towel rail, obscure window.

OUTSIDE

Driveway for two vehicles to the front of the property, leading to the single garage with an up and over door. The front garden is laid to lawn enclosed with mature shrubs and hedgerow. The

rear garden is low maintenance patio throughout, enclosed by brick walls and an access door to the garage.

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

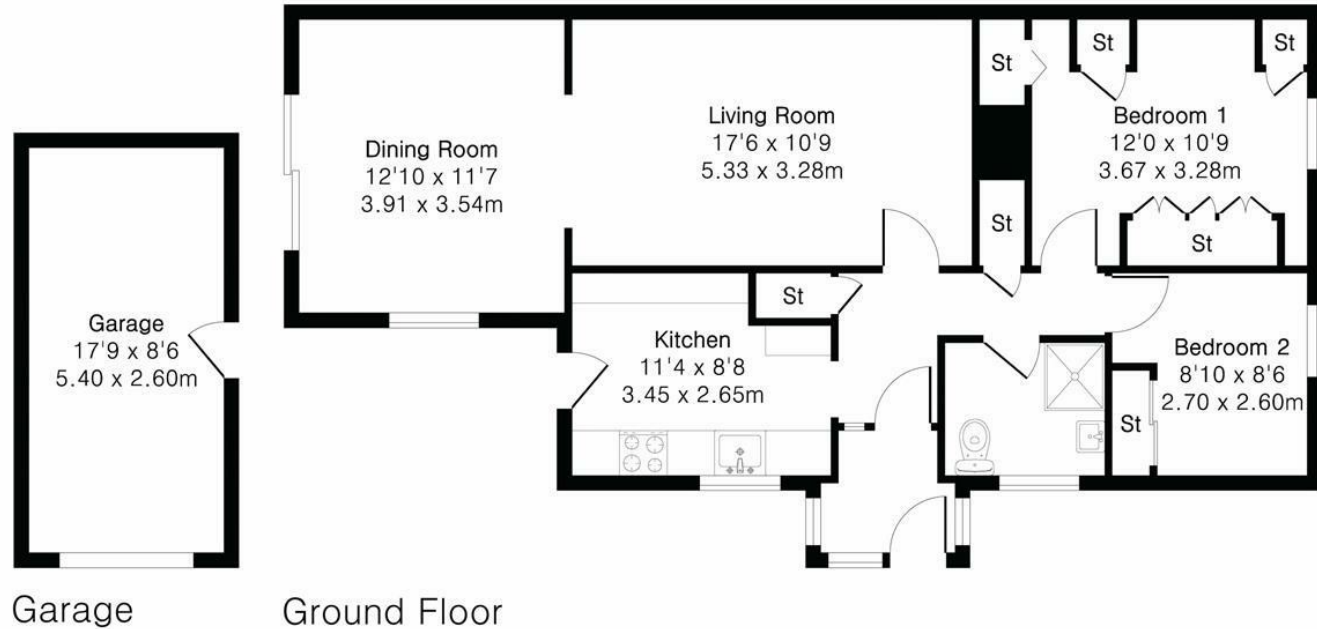
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.



Approximate Gross Internal Area 814 sq ft - 76 sq m
 Garage Area 151 sq ft – 14 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £310,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – West Suffolk



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

