



St. Mary's Walk, Steeple Bumpstead, CB9 7EX

**CHEFFINS**



## St. Mary's Walk

Steeple Bumpstead,  
CB9 7EX

Offered for sale with no onward chain, is a four bedroom family home situated in the village of Steeple Bumpstead. Benefitting from a generous and unoverlooked rear garden, single garage and driveway. (EPC Rating TBC)

### 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.

4 2 2

**Guide Price £370,000**







## GROUND FLOOR

### ENTRANCE HALL

Radiator, window to front, stairs to first floor, storage cupboard, doors to:

### LIVING ROOM

Two radiators, window, sliding doors to rear garden, electric fireplace, open to:

### DINING ROOM

Radiator, window to rear, storage cupboard, door to:

### KITCHEN

Fitted with matching base and eye level units, stainless steel sink with mixer tap, space for cooker with extractor over, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, cupboard housing boiler, window to front, radiator, door to hallway, door to rear garden.

### WC

Two piece suite comprising low level wc, pedestal hand wash basin, obscure window.

## FIRST FLOOR

### LANDING

Window to rear, cupboard housing hot water cylinder, doors to:

### BEDROOM ONE

Window to front, radiator, storage cupboard.

### BEDROOM TWO

Window to rear, radiator, fitted wardrobes.

### BEDROOM THREE

Window, radiator.

### BEDROOM FOUR

Window, radiator, storage cupboard.

### SHOWER ROOM

Three piece suite comprising shower enclosure, low level wc, pedestal hand wash basin, radiator, obscure window.

## GARDEN

A generous rear garden with a patio area for seating and pathway leading to the front access gate. The remainder of the garden is laid lawn with mature shrubs. There is a personal access door into the garage and the garden is enclosed by timber fencing and brick walls. To the front of the property there is a welcoming garden with mature shrubs and an outside tap.

## PARKING

Single garage with a remote controlled up and over door, with power connected. Driveway for two to three vehicles.

## 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		
(92-100) A		
(81-91) B		
(69-80) C		
(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 £370,000

Tenure - Freehold

Council Tax Band - D

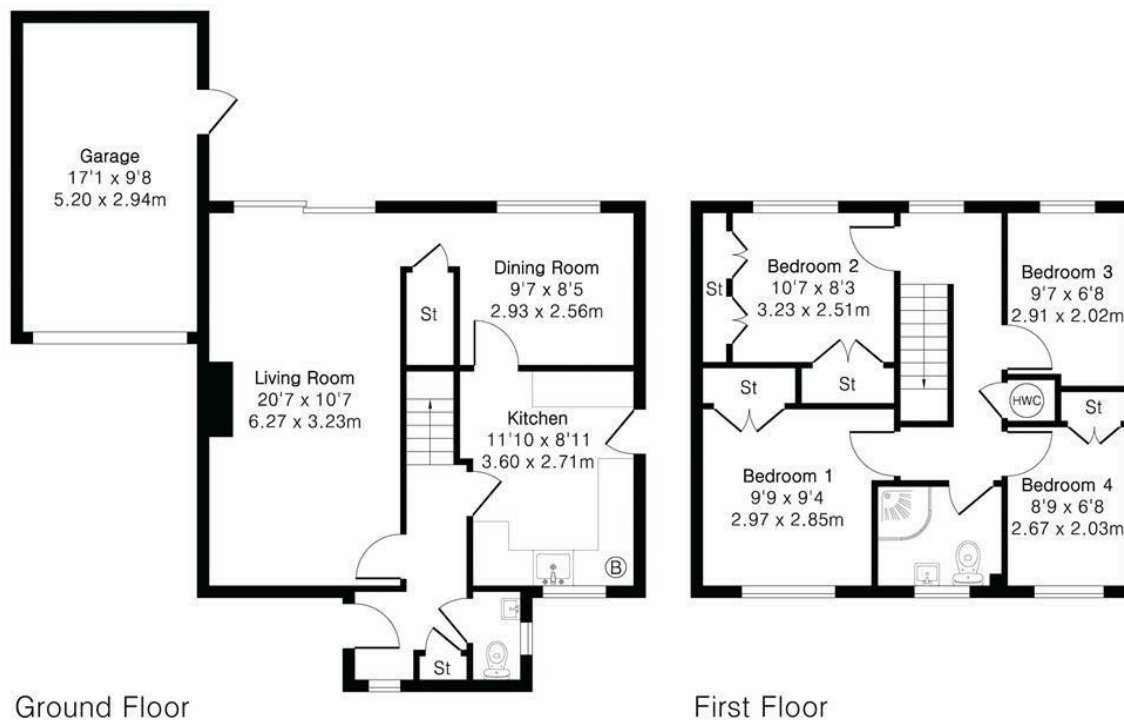
Local Authority - Braintree

## Approximate Gross Internal Area 1014 sq ft - 94 sq m (Excluding Garage)

Ground Floor Area 531 sq ft - 49 sq m

First Floor Area 483 sq ft - 45 sq m

Garage Area 165 sq ft - 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



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