

George Gent Close, Steeple Bumpstead, CB9 7EW

CHEFFINS

CHEFFINS

George Gent Close

Steeple Bumpstead,
CB9 7EW

2 1 2

£350,000



Offered for sale with no onward chain is two bedroom detached bungalow situated on a quiet corner plot in Steeple Bumpstead. Benefitting from countryside views, double length garage, driveway for multiple vehicles and spacious open plan living/dining room. (EPC Rating D)

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.








ENTRANCE HALL
Radiator, two storage cupboards, loft access leading to fully boarded loft with electric and loft ladder, doors to:

DINING ROOM
Radiator, window to front, open to:

LIVING ROOM
Bay window to front, radiator, fireplace, sliding doors to rear garden.

KITCHEN
Fitted with base and eye level units with worktop over, four ring electric hob with extractor over, integrated fridge/freezer, eye level cooker with grill, stainless steel sink, space and plumbing for washing machine, window to side, door to:

CONSERVATORY
UPVC construction, radiator, single door to rear garden.

BEDROOM ONE
Window to rear, radiator, fitted wardrobes.

BEDROOM TWO
Window to rear, radiator, fitted wardrobes.

BATHROOM
Four piece suite comprising panelled bath with shower attachment, single shower enclosure, pedestal hand wash basin, low level wc, heated towel rail, obscure window.

OUTSIDE
The rear garden is predominantly laid to lawn with a patio area for seating, which wraps around the side of the property. Enclosed by timber fencing with mature shrubs throughout. Side access gate and personal access door into the garage.

GARAGE AND PARKING
Double length garage with up and over door. Driveway providing off road parking for multiple 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.

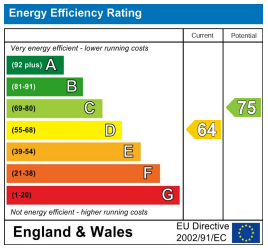
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.







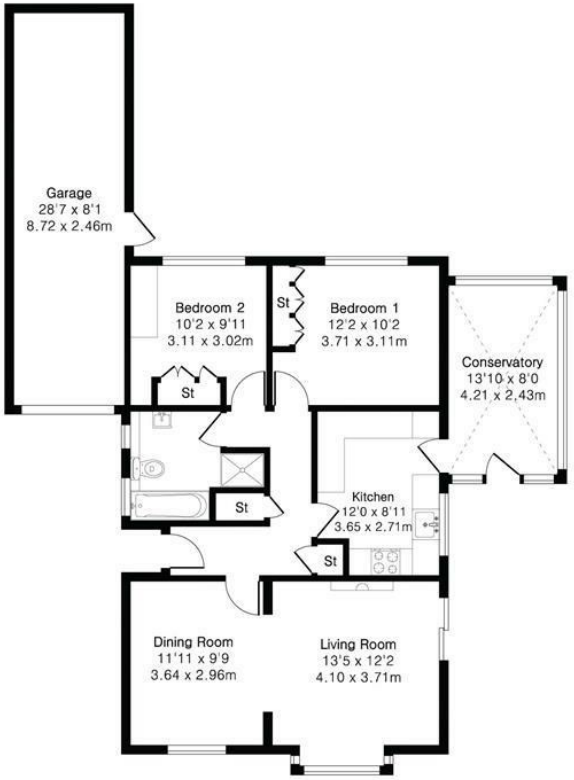
£350,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Braintree

Approximate Gross Internal Area 903 sq ft - 84 sq m
(Excluding Garage)
Garage Area 231 sq ft – 21 sq m



Ground Floor

PINKPLAN

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.

CHEFFINS

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.

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

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

CHEFFINS