



Popes Court, Sturmer, CB9 7XT

CHEFFINS

Popes Court

Sturmer,
CB9 7XT

A spacious four bedroom family home situated in the delightful village of Sturmer. The property is in need of cosmetic updates, and is an ideal find for those looking to make their own. The accommodation consists of Living Room, Kitchen, Dining Room, WC, 4 generous size bedrooms and family bath/shower room. There is an enclosed rear garden, garage, and off road parking. (EPC C)

LOCATION

Sturmer is a popular and unspoilt village which lies on the Essex and Suffolk borders approximately 1.5 miles south east of Haverhill and 20 miles from Cambridge, 12 miles from Saffron Walden and 16 miles from Bury St. Edmunds. In Haverhill there is a fine range of facilities including a leisure centre, golf course, restaurants, public houses and schools.

4 1 2

Guide Price £380,000





Entrance Hall

Access Living Room, Kitchen, WC & First Floor

Kitchen

Matching Floor & Wall Units. 4 Ring Hob. Integrated Oven. Double Glazed. Radiator. Leads to Dining Room.

Living Room

Double Aspect. Radiator. Double Glazed.

Dining Room

Double Aspect. Double Glazed. Sliding Door to Garden. Radiator.

WC

Radiator. Double Glazed.

Bedroom One

Main Bedroom. Radiator. Double Glazed. Wardrobe.

Bedroom Two

Radiator. Double Glazed. Wardrobe.

Bedroom Three

Radiator. Double Glazed. Wardrobe.

Bedroom Four

Radiator. Double Glazed. Wardrobe.

Bathroom

Double Glazed. Heated Towel Rail. 4 Piece Suite.

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.

Some photos have been digitally altered for staging purposes.

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		
(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 £380,000

Tenure – Freehold

Council Tax Band – D

Local Authority – West Suffolk

Approximate Gross Internal Area 1222 sq ft - 113 sq m (Excluding Garage)

Ground Floor Area 629 sq ft – 58 sq m

First Floor Area 593 sq ft – 55 sq m

Garage Area 253 sq ft – 23 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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