



Steeplechase, Hundon, CO10 8EN

CHEFFINS

Steeplechase

Hundon,
CO10 8EN

A three bedroom property located in the sought after village of Hundon. Occupying a generous plot, the property and surrounding land would benefit from maintenance and renovation. There is potential to extend, subject to planning permission.

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).

3 1 2

Guide Price £600,000





ENTRANCE HALL

Windows to front, two storage cupboards.

LIVING ROOM

Electric heater, doors to:

KITCHEN/BREAKFAST ROOM

Base and eye level units, space for fridge/freezer, plumbing for washing machine, stainless steel sink, electric cooker, window to rear and side, electric heater, door to rear garden.

BEDROOM ONE

Window to front, electric heater.

INNER HALL

Doors to:

DINING ROOM

Window to rear, electric heater.

BEDROOM THREE

Window to front, electric heater.

BEDROOM TWO

Windows to front and side, storage cupboard, electric heater, door to:

BATHROOM

Three piece suite comprising panelled bath, pedestal hand wash basin, low level wc, electric heater, window to rear.

OUTSIDE

Sitting almost central to the plot, this property offers vast potential, subject to

planning permission. Enclosed by mature trees, a long driveway takes you through to the property, with plenty of parking available.

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.

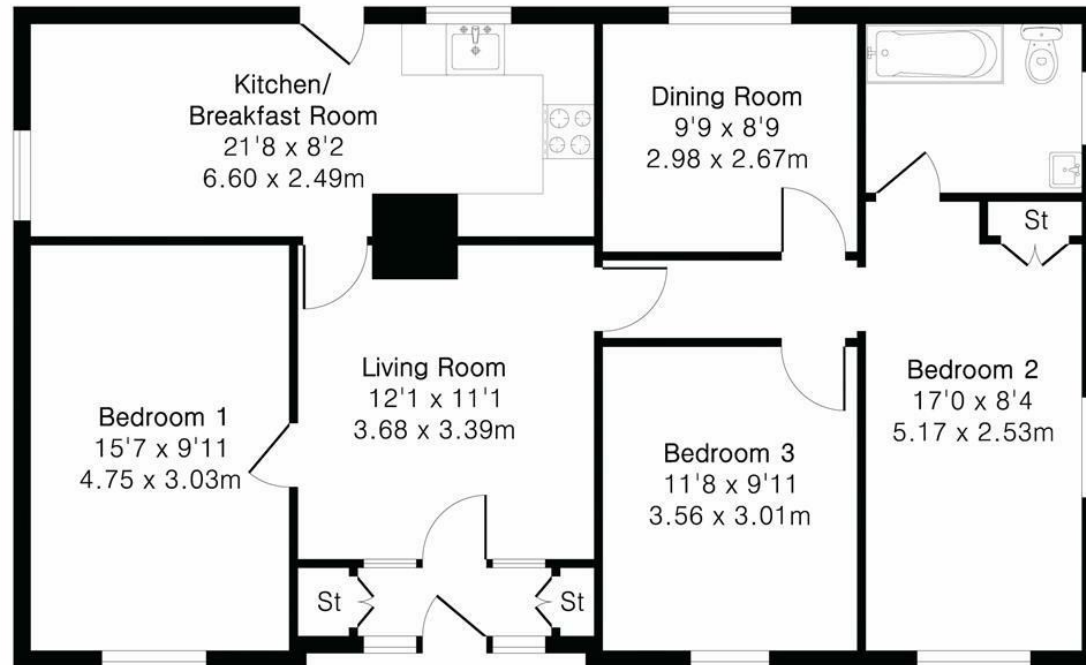
SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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 966 sq ft - 90 sq m



Ground Floor

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	
65	1
England & Wales	
EU Directive 2002/91/EC	

Guide Price £600,000

Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk



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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