



Camps Road, Helions Bumpstead, CB9 7AS



Camps Road

Helions Bumpstead,
CB9 7AS

- Minimum of a 6 month tenancy
- Managed by Cheffins
- Three bedrooms
- Character cottage
- Large garden
- Garage
- Driveway

Charming three bedroom chocolate box cottage boasting period features throughout. With recently fitted bespoke kitchen, lounge with wood burning stove and bathroom with roll top free standing bath as well as separate shower room. Driveway parking, garage and large garden. Available early May on an unfurnished basis.

3 2 2

£1,900 Per Calendar Month





LOCATION

Helions Bumpstead is a charming hamlet on the Essex borders. It boasts a community-run pub that offers excellent food. The nearby thriving market town of Saffron Walden, is just 9 miles away and features a wonderful Saturday market bursting with produce and artisan products, great independent shopping, Waitrose, Schools, and recreational facilities. More locally, within 1.5 miles, you'll find supermarkets, gyms, schools, an 18-hole golf course, and a leisure centre with a swimming pool. For travel, mainline train services are available from Audley End station (11.4 miles) to London Liverpool Street, and from Cambridge (17 miles) to either London Liverpool Street or London Kings Cross. Additionally, the Cambridge Park and Ride is just a 22-minute drive from the village, providing further convenient travel options.

GROUND FLOOR

ENTRANCE HALL

Wood panelled hallway with window to the side aspect. Door leading through to lounge and stairs ascending to first floor.

LOUNGE

With wood burning stove set inside inglenook fireplace, bay window overlooking the front aspect as well as shelving and storage cupboard.

DINING AREA

With flagstone floor and exposed beams as well as patio doors opening out to the garden. Leading through to:

KITCHEN

Brand new bespoke fitted kitchen boasting a range of base and eye level units with worktop space over and ceramic butler sink with window above with views over the rear garden. Integrated oven and hob as well as integrated under counter fridge and oil Aga.

SHOWER ROOM

With shower cubicle, low level WC and hand basin with vanity unit below with brushed brass handles.

UTILITY ROOM

Fitted with a matching range of units with worktop over and stainless steel sink, washing machine and oil boiler. A stable door provides access to the rear garden and there is a storage cupboard with shelving as well as vertical radiator.

FIRST FLOOR

LANDING

With doors leading through to adjoining rooms as well as built in storage.

BEDROOM ONE

With built in wardrobes and shelving as well as exposed beams and views over the front aspect.

BEDROOM TWO

With built in storage cupboards, vaulted ceiling and views over the rear aspect.

BEDROOM THREE

With exposed beams and views over the side aspect.

BATHROOM

Three piece suite comprising free standing roll top bath, low level W/C and wash hand basin. With heated

towel rail and window overlooking the side aspect.

OUTSIDE

Externally there is a lawned front garden with driveway providing space for two cars. There are further garden areas laid to lawn to the side and rear of the property, with Wendy house and additionally a patio area. Behind the garden lies the garage providing additional parking or terrific storage.

VIEWINGS

Strictly by appointment through the agent.

MATERIAL INFORMATION

Holding Deposit : £438.00

For more information on this property please refer to the Material Information brochure on our Website.

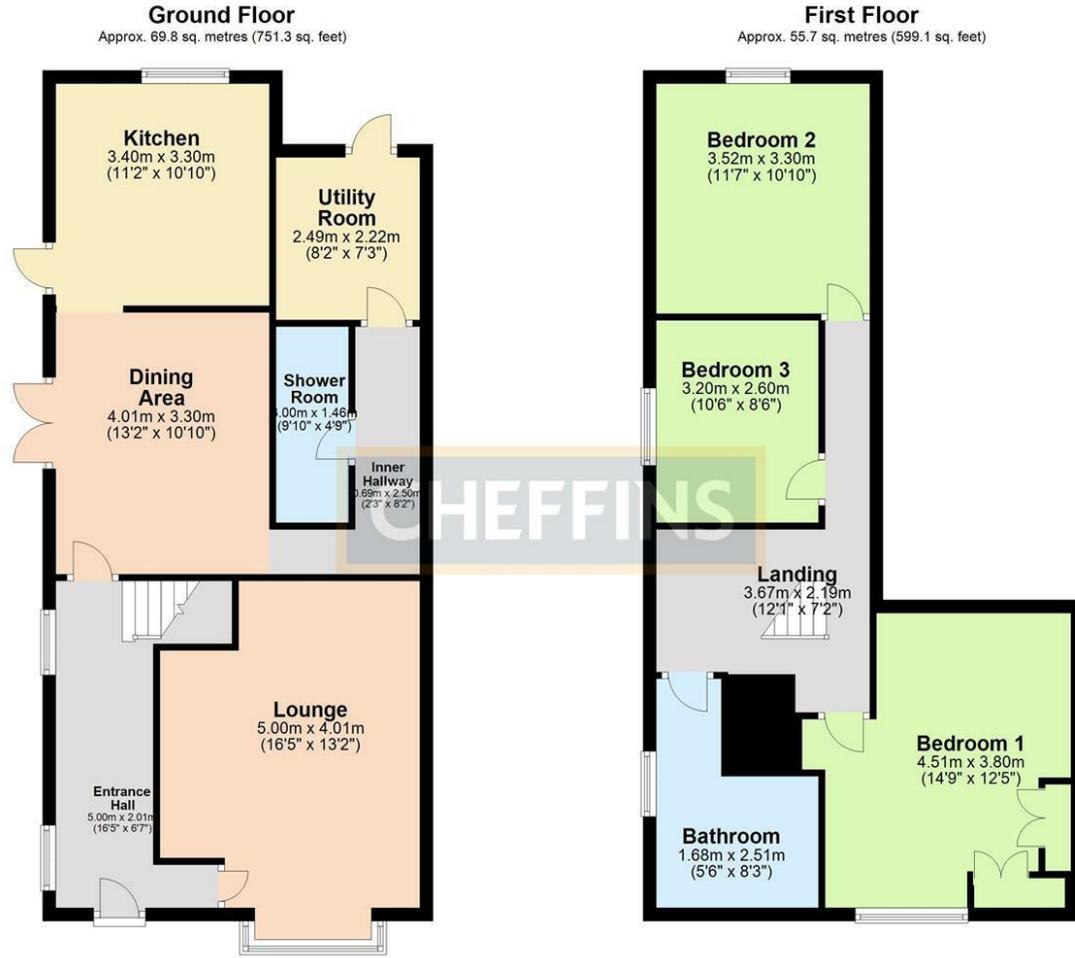






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

£1,900 Per Calendar Month
 Council Tax Band - D
 Local Authority - Braintree



Total area: approx. 125.5 sq. metres (1350.5 sq. feet)

Note: Not to scale - For guidance purposes only
 Plan produced using PlanUp.

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

Hill Street Saffron Walden, Essex, CB10 1JD | 01799 523656 | 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.