

Windmill Rise, Hundon, CO10 8EQ

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Hundon,
CO10 8EQ

A well appointed two bedroom semi-detached bungalow situated in a quiet cul-de-sac location in the village of Hundon. Benefitting from a generous rear garden, conservatory, garage and driveway for multiple vehicles. (EPC Rating C)

2 1 1

Guide Price £280,000



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).













PORCH
Door to:

ENTRANCE HALL
Doors to:

LIVING ROOM
Radiator, sliding doors to:

CONSERVATORY
UPVC construction, French doors to rear garden.

KITCHEN
Fitted with matching base and eye level units with worktop over, space for electric oven with extractor over, space and plumbing for washing machine, space and plumbing for dishwasher, gas boiler, space for fridge/freezer, radiator, window to front.

BEDROOM ONE
Window to front, radiator, fitted wardrobes.

BEDROOM TWO
Window to rear, radiator.

BATHROOM
Three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level wc, obscure window.

OUTSIDE
Immediate paved patio with steps down to the remainder of the garden which is laid to lawn. There is a greenhouse to the side, and personal access door into the garage. The garden is enclosed by timber fencing with a rear access gate to the fields behind the property.

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.

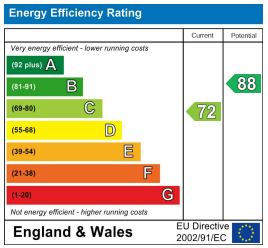
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.







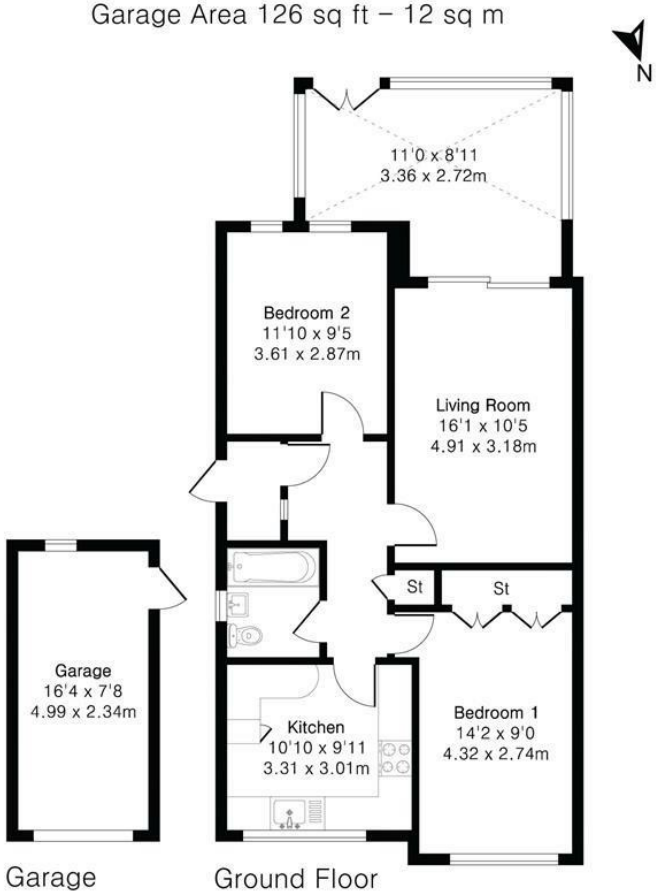
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Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk

Approximate Gross Internal Area 848 sq ft - 79 sq m
(Excluding Garage)
Garage Area 126 sq ft – 12 sq m



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.

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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: 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.

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