

Claywall Cottages, Steeple Bumpstead, CB9 7BZ

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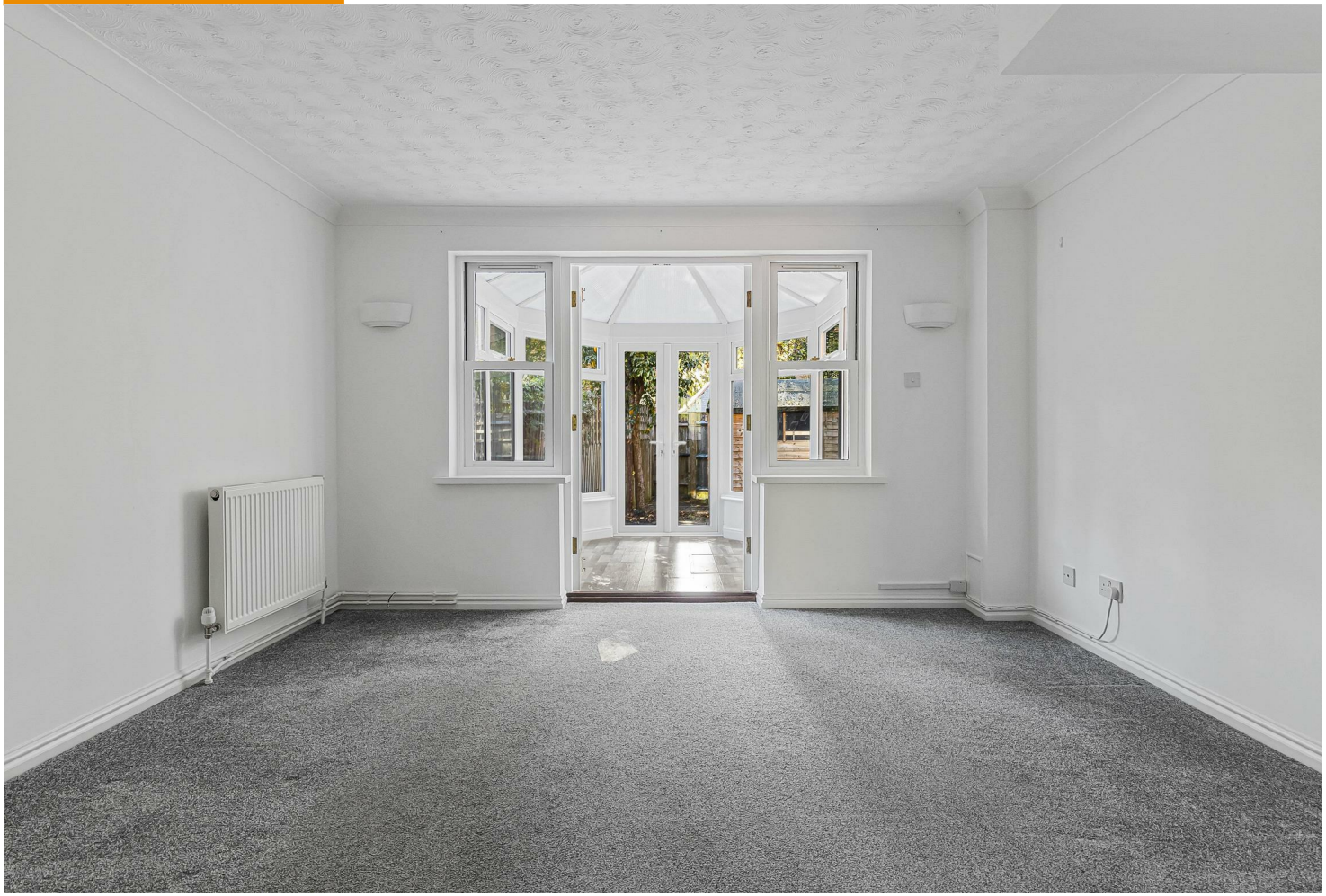
Claywall Cottages

Steeple Bumpstead,
CB9 7BZ

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Guide Price £235,000

- Modern cottage
- Ground floor cloakroom
- Sitting room & conservatory
- Private rear garden
- One allocated parking space
- No upward chain



A two bedroom, modern cottage located in a courtyard setting in the heart of the village. The property offers well-presented accommodation with a low-maintenance garden and allocated parking space. Offered chain free.









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.

GROUND FLOOR

ENTRANCE HALL
Staircase rising to the first floor and doors to adjoining rooms.

CLOAKROOM
Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure glazed window to the front aspect.

KITCHEN
Fitted with base and eye level units with worktop space over, stainless steel sink, electric four ring hob with oven and overhead extractor, space for fridge and washing machine, window to the front aspect.

SITTING ROOM
Window to the rear aspect with French doors leading to:-

CONSERVATORY
Windows to the side and rear aspects together with French doors providing access to the garden.

FIRST FLOOR

LANDING
Doors to airing cupboard and adjoining rooms.

BEDROOM ONE
Window to the front aspect and fitted wardrobes.

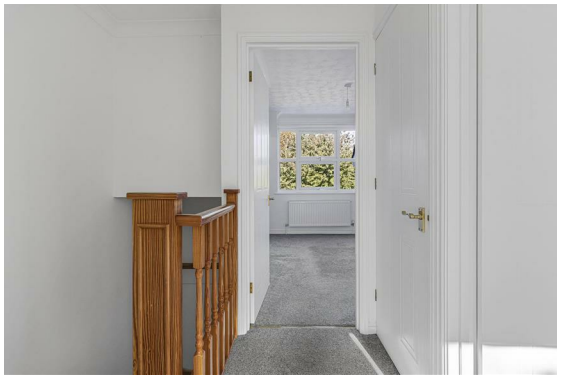
BEDROOM TWO
Window to the rear aspect overlooking the garden and fitted wardrobe.

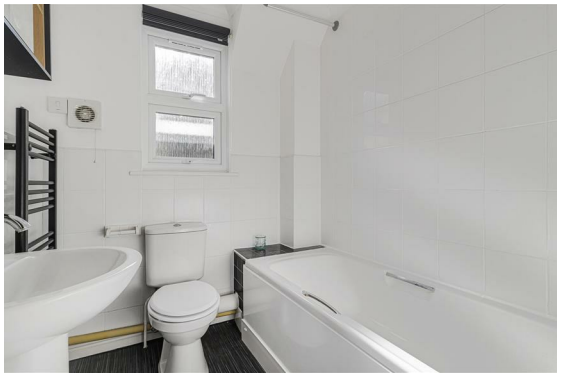
BATHROOM
Comprising pedestal wash basin, low level WC, panelled bath with overhead electric shower, heated towel rail and obscure glazed window to the rear aspect.

OUTSIDE
The property features an allocated off-street parking space at the front, along with a paved courtyard garden and shed at the rear, complete with gated pedestrian access.

VIEWINGS
By appointment through the Agents.

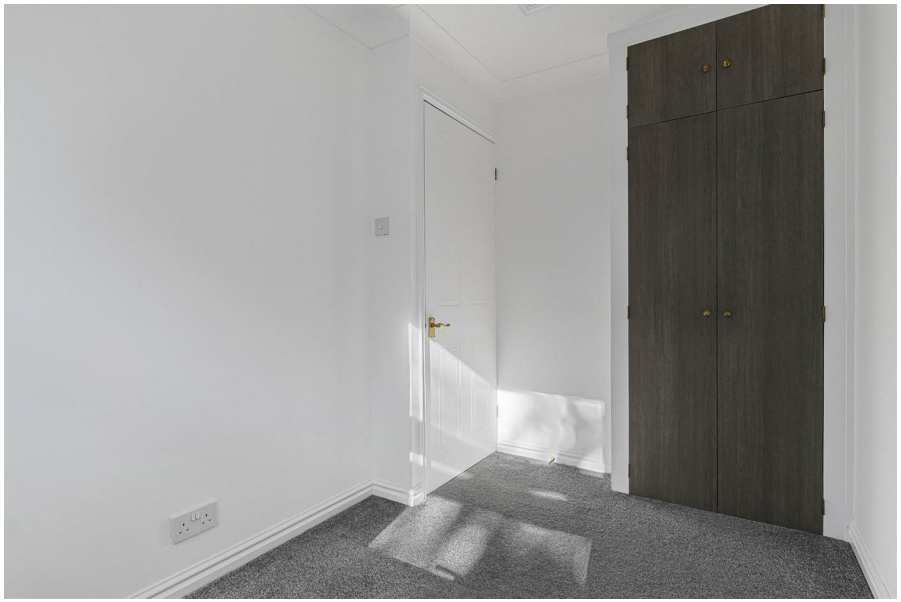








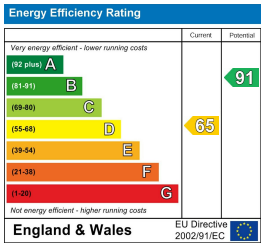












Guide Price £235,000

Tenure - Freehold

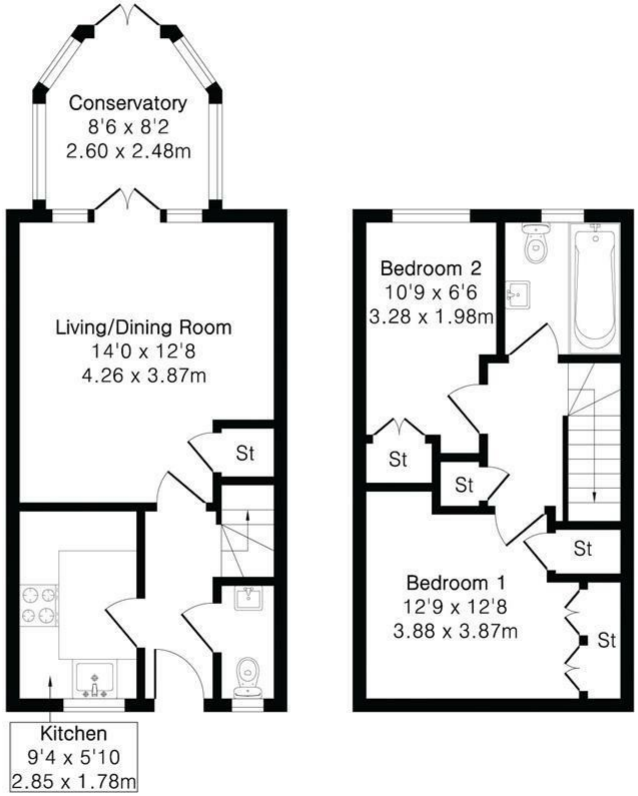
Council Tax Band - C

Local Authority - Braintree

Approximate Gross Internal Area 673 sq ft - 62 sq m

Ground Floor Area 371 sq ft – 34 sq m

First Floor Area 302 sq ft – 28 sq m



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: 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.