



Lion Meadow, Steeple Bumpstead Haverhill

Price: Freehold £195,000

- Viewing recommended
- 2 double bedrooms
- Well-presented
- Split-level accommodation
- Refitted kitchen
- Refitted bathroom and en-suite
- Off street parking
- Excellent opportunity for first time buyer or investor

EPC Rating: D



Steeple Bumpstead is a thriving village with its own primary school, medical centre, post office/store/garage, village inn, parish church, outstanding village hall and recreation ground. The fine old market town of Saffron Walden is ten miles to the west and Sainsbury's superstore at Hanchett End is just a few miles distance. The M11 access points and mainline railway stations (with trains to Liverpool Street) are within easy reach.

Front Door to:

Entrance Hall:

Stairs rising to first floor and door to:

Bedroom 2

15'5" x 7'9" (4.7m x 2.36m)

Excellent bedroom with window to front aspect and French doors to the rear. Door leading to:

En-Suite

Comprising shower cubicle, wash hand basin and low level WC.

First Floor:

Lounge / Diner

15'7" x 10'0(max)" (4.75m x 3.05m max)

Lovely bright room with full length window, further window to front aspect and additional window to rear aspect. Door to bedroom and to:

Kitchen

9'6" x 5'10" (2.9m x 1.78m)

Recently refitted, comprising excellent range of base and eye level units, sink and drainer, built in electric over with ceramic hob and extractor over. Space for washing machine and fridge. Window to rear aspect

Bedroom 1:

11'1" x 9'3" (3.38m x 2.82m)

Attractive room with wood flooring, built-in cupboards and window to front aspect. Door leading to:

En-suite:

Comprising modern panelled bath with shower above, pedestal wash hand basin and low level WC.

Outside:

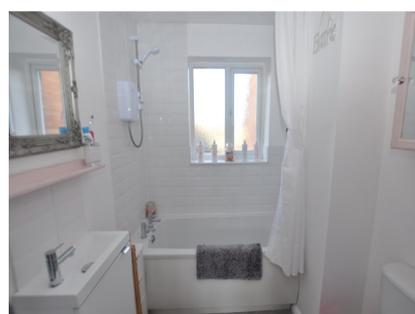
There is a brick paved frontage to the property which is currently used for off-street parking but could also be used as a front garden. There is a parking space in the adjacent car park for one car.

Council Tax:

Band B

Local Authority:

For further information on the local area and services, log onto www.braintree.gov.uk



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF101154 - 0002



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantees as to their operability or efficiency can be given.
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