

# balmforth

Estate & Letting Agents



## 3 Pavilion Court

Haverhill, CB9 0EZ

Guide Price £185,000



# 3 Pavilion Court

Haverhill, CB9 0EZ

Guide Price £185,000



- TWO LARGE BEDROOM
- PRIVATE DRIVEWAY
- DOWNSTAIRS W/C
- CLOSE TO TOWN CENTRE
- END OF TERRACE HOUSE
- PLENTY OF STORAGE SPACE
- UPSTAIRS BATHROOM
- SPACIOUS LOUNGE
- NO CHAIN
- DOWNSTAIRS CLOAKROOM

Welcome to Pavilion Court, a charming end of terrace house located in the heart of Haverhill, Suffolk. This delightful property boasts a spacious lounge, perfect for relaxing or entertaining guests. With two large bedrooms, there is ample space for a growing family or for those who enjoy having a guest room or home office.

One of the standout features of this property is the abundance of storage space, ensuring that you can keep your home tidy and organised with ease. Additionally, the convenience of having parking for one vehicle means you'll never have to worry about finding a spot after a long day.

Situated close to the town centre and various transport links, Pavilion Court offers the perfect blend of tranquillity and accessibility to amenities. Whether you're looking to enjoy a leisurely stroll in the town or hop on a bus to explore the surrounding areas, this location provides the best of both worlds.

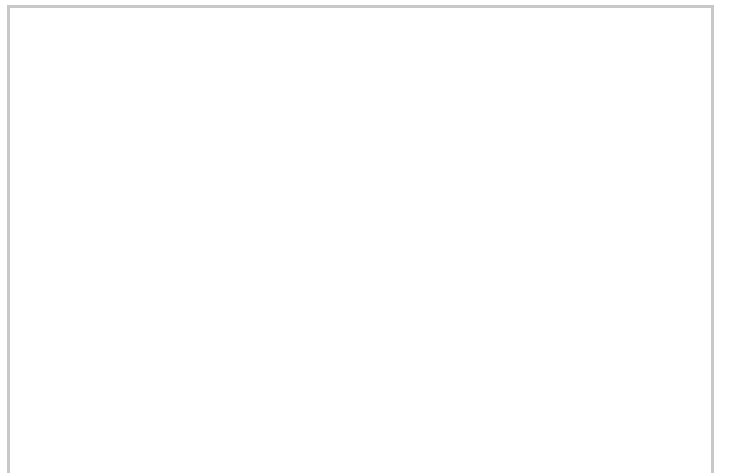
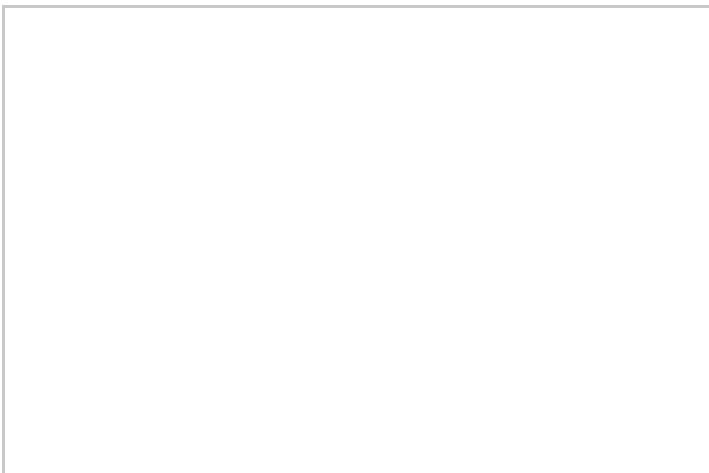
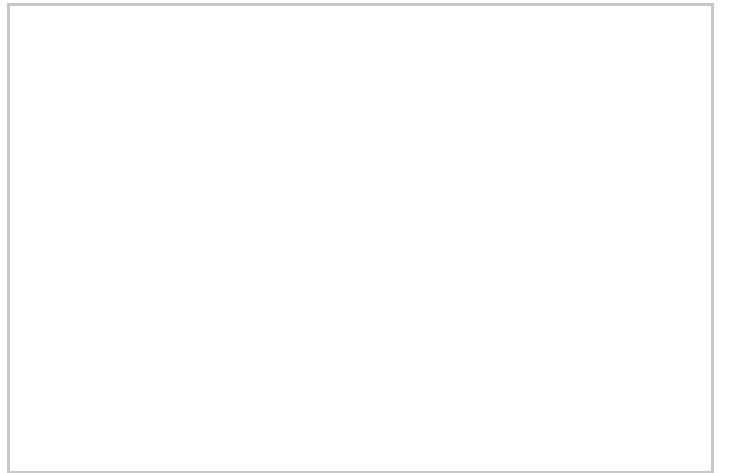
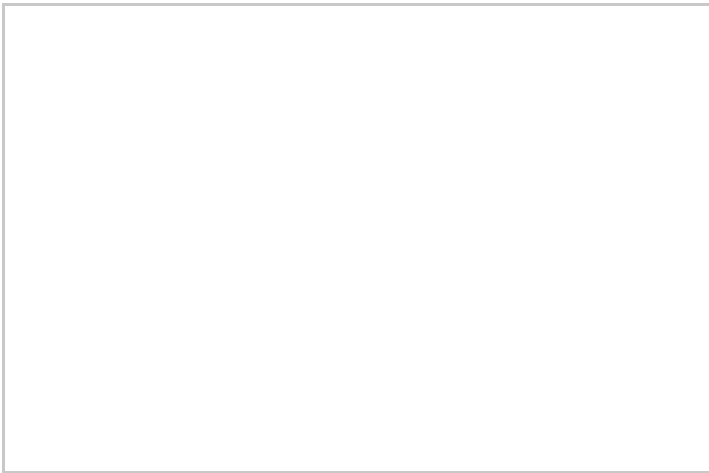
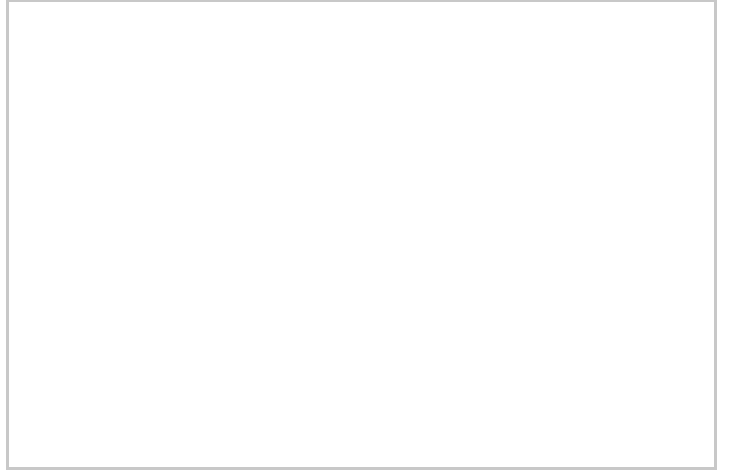
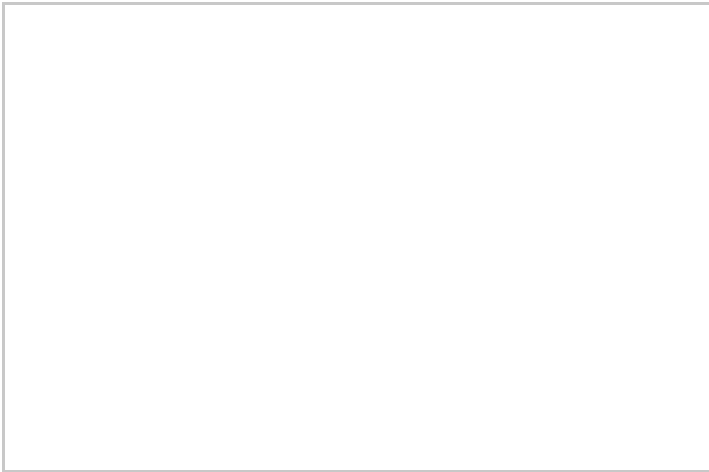
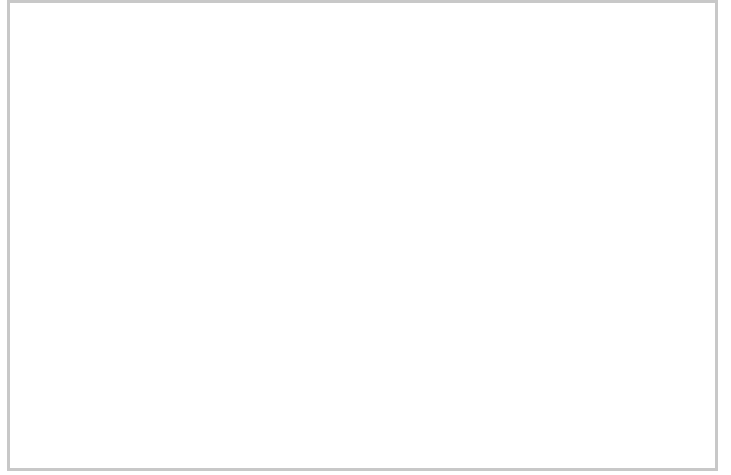
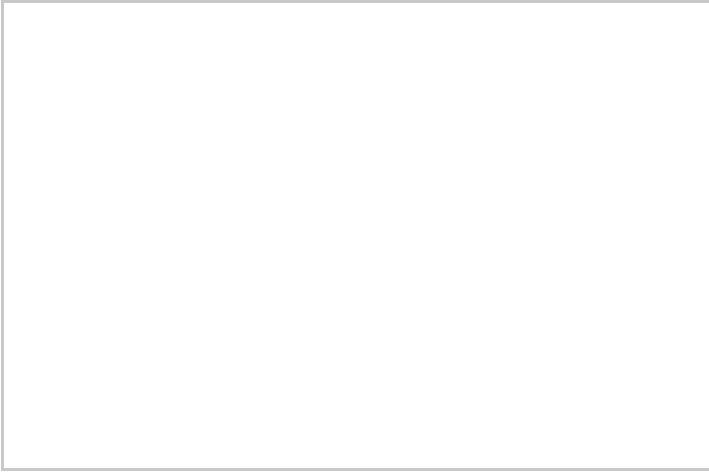
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





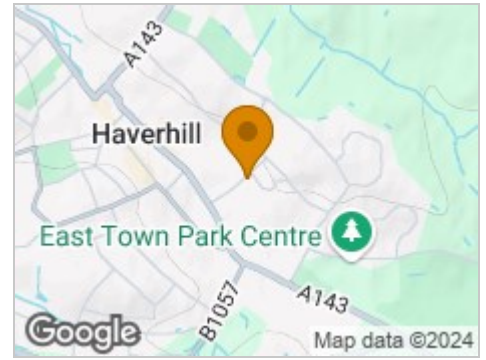
## Road Map



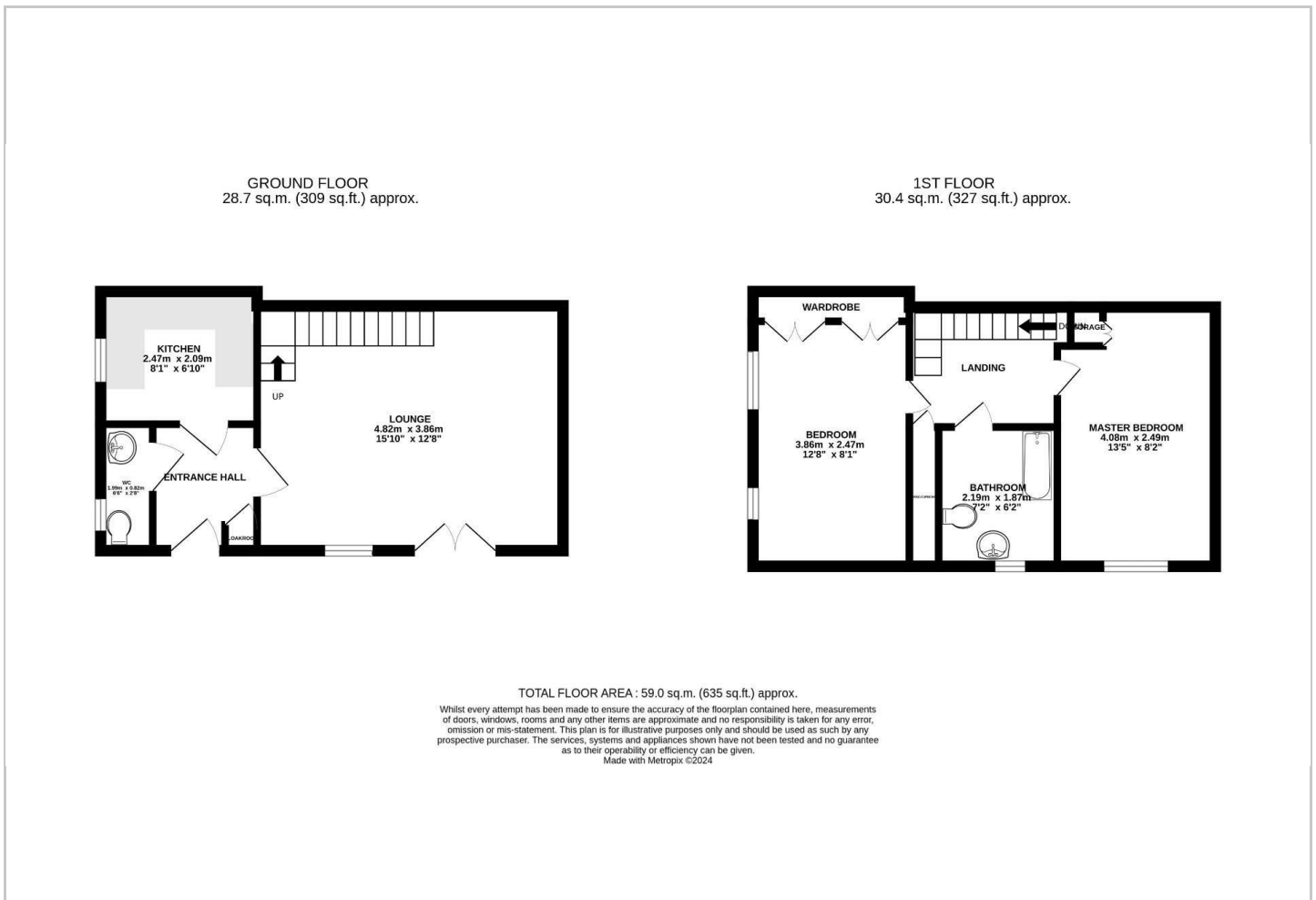
## Hybrid Map



## Terrain Map



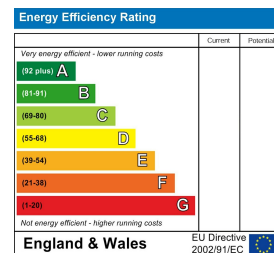
## Floor Plan



## Viewing

Please contact our office on 01440 707976 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.