



Turner Close, Haverhill, CB9 7FZ

CHEFFINS

Turner Close

Haverhill,
CB9 7FZ

- NO ONWARD CHAIN
- Ideal First Time / Investment Purchase
- Gas Central Heating
- Re Fitted Kitchen

Well presented two bedroom mid terrace property situated on the Cambridge side of town. The property is well presented and benefits from a re fitted kitchen. The property would make an ideal FTP or Investment. NO ONWARD CHAIN

2 1 1

Guide Price £223,000





LOCATION

HAVERHILL

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street.

Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town provides it with growing residential, commercial and leisure facilities.

Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasias, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.

ENTRANCE HALL

Via front door, carpet, radiator

KITCHEN

(2.57m x 2.34m) Window to front, Re fitted kitchen comprising of wall and base units, roll edge work surfaces with inset sink and drainer unit, tiled splash backs, integrated 4 ring electric hob, electric oven with extractor hood over, space for fridge or freezer, plumbing for washing machine

LOUNGE/DINER

(4.72m x 3.58m) Carpet, sliding patio doors to rear, radiator, tv point, stairs leading up

FIRST FLOOR

LANDING: Loft access.

BEDROOM 1

(3.63m x 3.61m) Window to rear, radiator.

BEDROOM 2

(3.68m x 1.65m) Window to front, radiator

BATHROOM

Obscure window to front, radiator, airing cupboard, fitted three piece bathroom comprising of panelled bath, wash hand basin and wc.

OUTSIDE

Rear: Enclosed by timber fence with gate at rear, patio area and remainder of garden is laid to lawn with flower bed borders. Two allocated parking space located to the front of the property

MATERIAL INFORMATION:

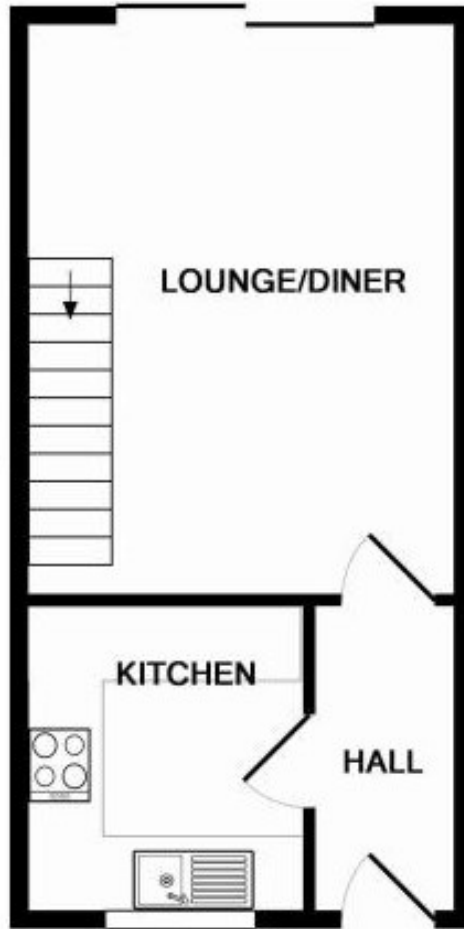
Freehold

Council Tax B

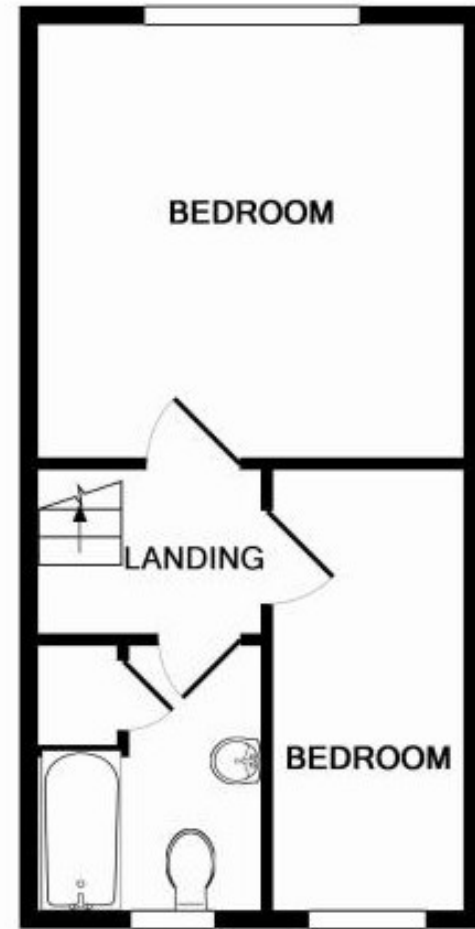
SPECIAL NOTES

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR

Guide Price £223,000

Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk Council



27A High Street, Haverhill, CB9 8AD | 01440 707076 | 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.