



Leather Lane, Haverhill, CB9 8HX

**CHEFFINS**



## Leather Lane

Haverhill,  
CB9 8HX

- One Bedroom
- Sitting Room
- Fitted Kitchen
- Bathroom Suite
- Ideal First time / Investment Property
- No Onward Chain

A one bedroom maisonette property, benefiting from a refitted kitchen, bathroom and Sitting room. The property is being offered to investors only and is being sold with tenants in situ. (EPC Rating D)



**Guide Price £119,950**





## 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 to 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, gymnasia, 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.

## GROUND FLOOR

### ENTRANCE HALL

Door to storage cupboard, stairs to first floor.

## FIRST FLOOR

## LANDING

Bay window, stairs to second floor, door to Storage cupboard.

## BATHROOM

Fitted with two piece suite comprising panelled bath with shower over and pedestal wash hand basin, obscure window, radiator.

## WC

Obscure window, fitted with low-level wc.

## SECOND FLOOR

### BEDROOM

Window to side, radiator.

### KITCHEN

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge, freezer and cooker, window to side.

### SITTING ROOM

Window to front, radiator.

## SERVICE & MAINTENANCE COSTS

We have been advised the ground rent is £10 p.a.

We have been made aware the current service and maintenance charge is £132 p.a, this includes buildings insurance.

## MATERIAL INFORMATION

Tenure - Leasehold  
Council Tax Band - A

## LEASE DETAILS

We have been advised that there are 87 years remaining on the current lease.

## 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.

## VIEWINGS

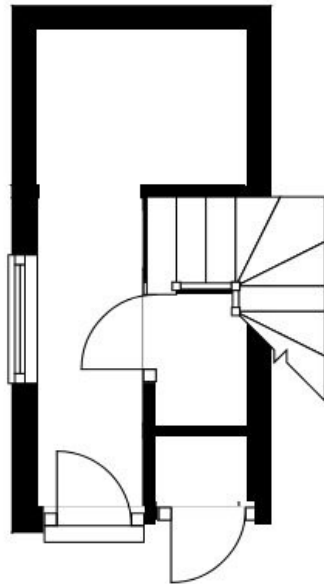
By appointment through the Agents.



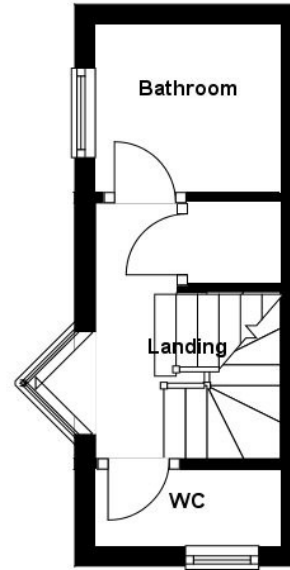
| Energy Efficiency Rating                           |                            | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |         |           |
| (92 plus) <b>A</b>                                 |                            |         |           |
| (81-91) <b>B</b>                                   |                            |         |           |
| (69-80) <b>C</b>                                   |                            |         |           |
| (55-68) <b>D</b>                                   |                            | 65      | 74        |
| (39-54) <b>E</b>                                   |                            |         |           |
| (21-38) <b>F</b>                                   |                            |         |           |
| (1-20) <b>G</b>                                    |                            |         |           |
| <i>Not energy efficient - higher running costs</i> |                            |         |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |         |           |

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 Local Authority - West Suffolk Council

## Ground Floor



## First Floor



## Second Floor

