



Leather Lane, Haverhill, CB9 8HX

CHEFFINS

Leather Lane

Haverhill,
CB9 8HX

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

**** NO ONWARD CHAIN **** A one bedroom maisonette property, benefiting from a refitted kitchen, bathroom and Sitting room. The property is being offered for sale with no onward chain (EPC Rating D)



Offers In Excess Of £117,500





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.

AGENTS NOTE

Agents Note - For more information on this property, please refer to the Material Information brochure that can be found on our website.

Tenure - Leasehold
Council Tax Band - A

LEASE DETAILS


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

SPECIAL NOTES

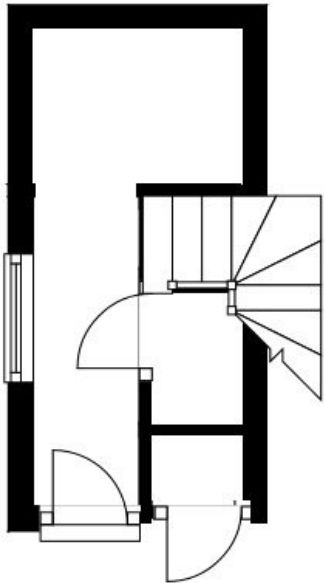
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. 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

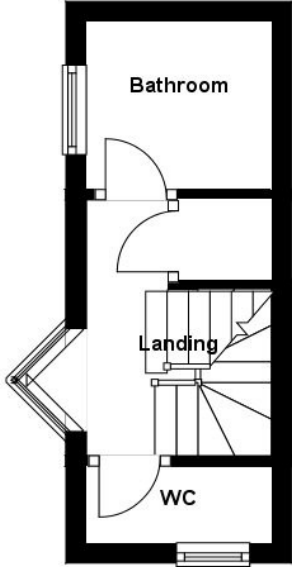
By appointment through the Agents.

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

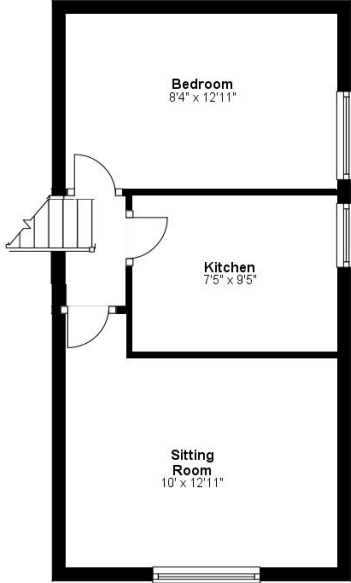
Ground Floor



First Floor



Second Floor



Offers In Excess Of £117,500
 Tenure - Leasehold
 Council Tax Band - A
 Local Authority - West Suffolk Council