



Orbell Avenue, Little Wratting, CB9 7JY

CHEFFINS

Orbell Avenue

Little Wratting,
CB9 7JY

- Three Bedrooms
- WC
- Open Space Living Accommodation
- Recently Constructed Property
- NHBC Warranty
- Two Allocated Parking Spaces
- Council Tax Band C
- Freehold

A recently constructed three bedroom semi detached townhouse benefiting from many fine features including an open plan living area, WC, generous master bedroom suite and allocated parking for two vehicles. (EPC Rating TBC)



Guide Price £299,950





LOCATION

Haverhill is a thriving and popular market town 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, 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.

ENTRANCE HALL Stairs to first floor, radiator.

KITCHEN/DINING 22' 2" x 12' 2" max (6.76m x 3.71m)
Window to front. Fitted with a matching range of base & eye level units with worktops over, inset sink & drainer. Integrated oven & gas hob with extractor hood over. Space & plumbing for washing machine & fridge/freezer. Breakfast bar, open plan to:

LIVING AREA French double doors providing access to the garden.

WC Fitted with a two piece suite comprising wash basin, low level WC, radiator.

BEDROOM 2 12' 2" x 7' 10" (3.71m x 2.39m) Window, radiator.

BEDROOM 3 12' 2" x 7' 10" (3.71m x 2.39m) Window, radiator.

BATHROOM Fitted with a three piece comprising panelled bath with shower attachment, low level WC, wash hand basin, radiator, extractor fan.

MASTER BEDROOM 22' 1" x 8' 11" (6.75m x 2.74m) Two Velux windows, radiator with loft access.

OUTSIDE The rear garden is generally laid to grass and enclosed by timber fencing. A side access gate leads to the parking area.

ALLOCATED PARKING The property has the benefit of two allocated parking spaces.

SERVICE CHARGE We have been advised there is a service charge payable for the upkeep of the development. The service charge is £102.69 p.a

MATERIAL INFORMATION Tenure - Freehold
Council Tax Band C

Services - Mains Gas, Electricity, Water, Gas Central Heating and mains drainage.

Mobile services - EE, Three, O2, Vodafone

Broadband - Superfast Broadband, Fibre to the cabinet FTTC

Agents Note - We have been advised the property is brick construction under tiled roof

VIEWINGS

By appointment through the Agents.

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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 97 |
| (81-91) B | 82 | |
| (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 |  |



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 Tenure - Freehold
 Council Tax Band - C
 Local Authority - West Suffolk



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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.