



Chapelwint Road, Haverhill, CB9 9SB

**CHEFFINS**



## Chapelwent Road

Haverhill,  
CB9 9SB

- Carport
- Spacious Accommodation
- Study/Bedroom Four
- Three Double Bedrooms
- Gas Central Heating
- Kitchen/Dining Room
- Sought After Location
- Master Bedroom With Ensuite

Deceptively spacious and well presented town house offering versatile living accommodation with further benefits including a generous kitchen / breakfast Room, WC, master bedroom with en-suite facilities, carport. Viewing highly recommended to appreciate to size of accommodation on offer and location. approx. 1173sqft (EPC Rating C)

3 1 1

Guide Price £299,995







## 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 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.

## ENTRANCE HALL

Stairs, door to:

## WC

Fitted with two piece suite comprising pedestal wash hand basin and low-level wc, radiator.

## STUDY

2.62m x 2.54m (8'7" x 8'4") Window to front, radiator, door to storage cupboard.

## KITCHEN/BREAKFAST ROOM

4.71m x 3.78m (15'5" x 12'5") Fitted with a matching range of base and eye level units with worktop space over, one and half bowl stainless steel sink with mixer tap, integrated fridge, freezer, dishwasher and washing machine, fitted electric oven range, gas hob with extractor hood over, window to rear, radiator, tiled flooring, door to garden.

## FIRST FLOOR

### SITTING ROOM

4.66m x 3.79m (15'4" x 12'5") Two radiators, two double doors for Juliet balcony.

### BEDROOM 2

3.79m x 2.71m (12'5" x 8'11") Two windows to front, radiator.

## SECOND FLOOR

### LANDING

Door to:

### BEDROOM 1

3.34m x 3.09m (10'11" x 10'2")max. Two windows to rear, two radiators.

### EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, radiator.

### BEDROOM 3

3.84m x 2.70m (12'7" x 8'10") Window to front, fitted wardrobe, radiator.

### BATHROOM

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, extractor fan, radiator.

### OUTSIDE

The property has a rear garden which has an immediate paved patio area on leaving the kitchen / breakfast room. The remainder of the garden has well stocked borders with steps leading up to the remainder of the garden which is enclosed by timber fencing.

### PARKING

Carport situated to the side of the property.

### AGENTS NOTE

Tenure - Freehold



Council Tax Band - C  
Property Type - End of terrace  
Property Construction - Brick with tiled roof  
Leasehold Carport - Peppercorn rent on lifetime lease.  
Number & Types of Room - Please refer to floor plan  
Square Footage 1173 sq ft  
Parking - Carport situated to the side of the property  
Utilities  
Electric Supply - Mains supply  
Water Supply - Mains supply  
Sewerage - Mains supply  
Heating - Gas central heating to radiators..  
Broadband - Ultra fast full fibre broadband  
Mobile Signal/Coverage - Good


#### VIEWINGS

By appointment through the Agents.

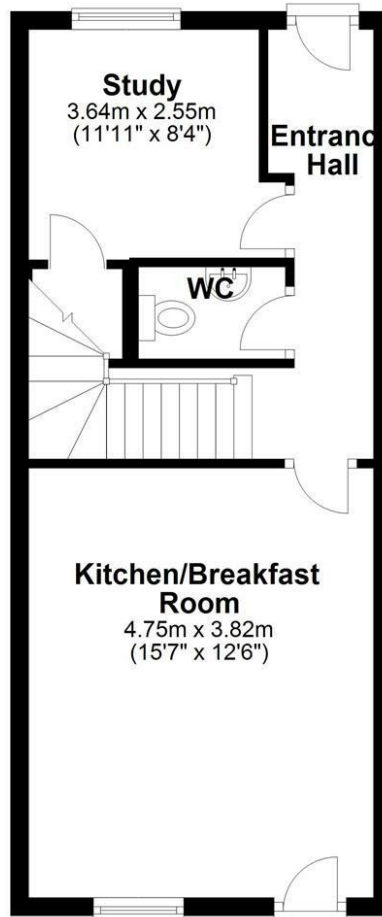
#### SPECIAL NOTES

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.

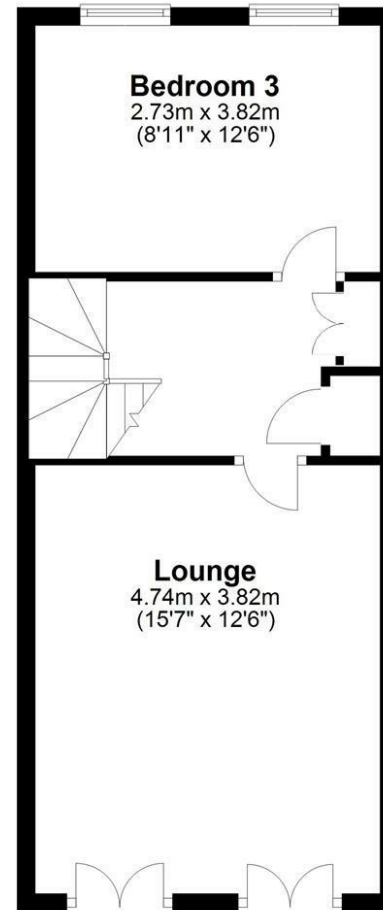


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

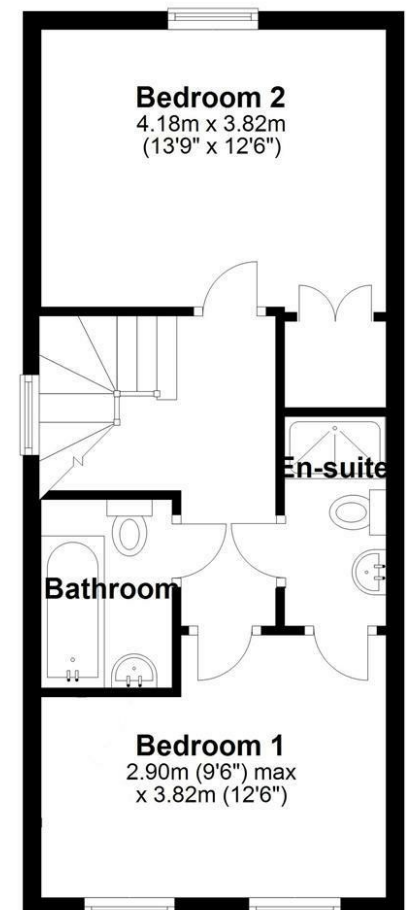
### Ground Floor



### First Floor



### Second Floor



Guide Price £299,995  
 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.