



High Street, Haverhill, CB9 8AN

CHEFFINS

High Street

Haverhill,
CB9 8AN

An extremely spacious three bedroom property conveniently located within close proximity to the town centre and its amenities. The property benefits from many fine features including a generous lounge / dining room, single garage with allocated parking. (EPC Rating D).

LOCATION

Haverhill: 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.

3 1 1

Guide Price £245,000





GROUND FLOOR

ENTRANCE HALL

Radiator, stairs, door to:

SITTING ROOM

4.97m x 3.98m (16'4" x 13'1")max Two windows to front, electric fireplace, radiator, open plan to:

DINING AREA

2.81m x 2.51m (9'3" x 8'3") Window to rear, radiator.

KITCHEN

2.67m x 2.39m (8'9" x 7'10") 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, electric oven, four ring electric hob with extractor hood over, two windows to rear, door to garden, open plan to Storage cupboard.

FIRST FLOOR

LANDING

Door to Airing cupboard, door to:

BEDROOM 1

3.22m x 2.91m (10'7" x 9'7") Two windows to front, radiator.

BEDROOM 2

3.66m x 2.53m (12' x 8'3") Window to rear, radiator.

BEDROOM 3

2.37m x 2.07m (7'9" x 6'10") Box window to front, radiator.

BATHROOM

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

OUTSIDE

The property has an elevated rear garden which is laid to decking and provides an area for seating and entertaining. Steps lead down to a rear access gate which provides access to the parking and garage area.

GARAGE & ALLOCATED PARKING

The property has a single garage located to the rear of the property and also an allocated parking space.

MATERIAL INFORMATION

Freehold

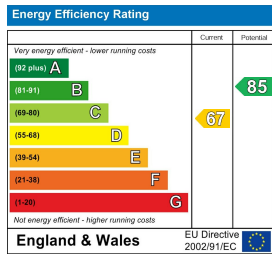
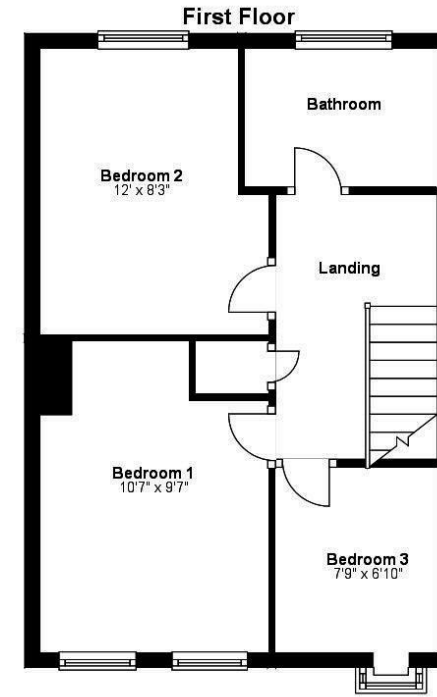
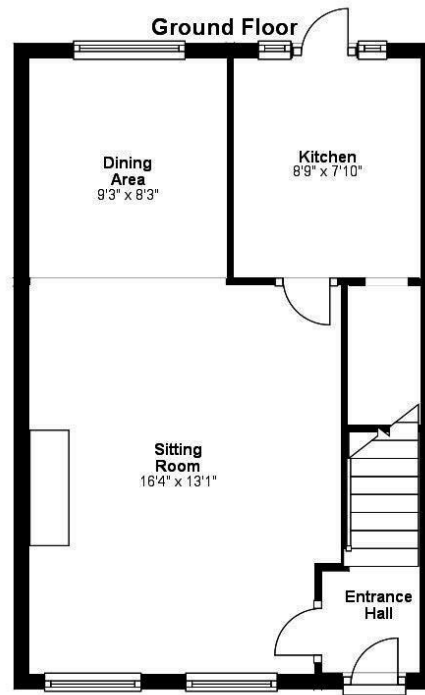
Council Tax B

West Suffolk Council

Property Type- Mid Terrace House

Services - Mains Gas, Electricity, Water,

Gas Central Heating and mains



Guide Price £245,000

Tenure - Freehold

Council Tax Band - B B

Local Authority - West Suffolk WEST

SUFFOLK

drainage.
 Mobile services - EE, Three, O2, Vodafone
 Broadband - Superfast full Broadband, Fibre to the Cabinet FTTC
 Property Construction - Cavity masonry walls, tile roof
 Number & Types of Room - Please refer to floor plan
 Square Footage - 871 sqft
 Parking - Garage an one allocated space
 Heating - Gas central heating to radiators. Electric burner in lounge.

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.



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.