



Beaumont Court, Haverhill, CB9 8EN

CHEFFINS

## Beaumont Court

Haverhill,  
CB9 8EN

- Rarely Available Cul De Sac
- Four Bedrooms
- Generous Sitting Room
- Dining Room
- Un-Overlooked Rear Garden
- Driveway
- Freehold
- Council Tax Band C

A generous and rarely available four bedroom semi detached property occupying an excellent position close to local amenities. The property benefits from many fine features including generous sitting room, dining room, un-overlooked rear garden and driveway (EPC Rating D).

4 1 2

Guide Price **£302,000**





## 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 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, gymnasias, 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 Radiator, stairs, folding door to Sitting Room, door to under stairs storage cupboard.

SITTING ROOM 6.79m x 3.48m (22'3" x 11'5") Window to rear, electric fireplace, radiator, sliding patio doors to garden, double door to Dining Room, folding door to:

KITCHEN 3.75m x 2.19m (12'4" x 7'2") Fitted with a matching range of base and eye level units with worktop space over, one and half bowl sink with mixer tap, plumbing for washing machine, space for fridge and freezer, window to side, window to front, door to side.

DINING ROOM 4.53m x 2.34m (14'10" x 7'8") Window to front, radiator.

## FIRST FLOOR

LANDING Door to Airing cupboard, door to:

BEDROOM 1 3.14m x 2.51m (10'4" x 8'3") Window to rear, radiator, fitted wardrobes.

BEDROOM 2 3.56m x 2.45m (11'8" x 8') Window to front, radiator.

BEDROOM 3 3.06m x 2.21m (10'1" x 7'3") Window,

radiator.

BEDROOM 4 3.62m (11'5") max x 2.62m (8'7") Window, radiator.

BATHROOM Fitted with three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, heated towel rail, obscure window.

OUTSIDE The property has a generous un-overlooked rear garden with steps up to the lawn area with borders surrounding. The garden is enclosed by timber fencing and side access leading to the front of the property. There is a timber shed / workshop to the rear of the garden.

DRIVEWAY The property has a driveway providing off road parking for three vehicles.

## AGENTS NOTE

Tenure - Freehold

Council Tax Band - C

Property Type - Semi Detached

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to floor plan

Square Footage 1108 sq ft

Parking - Allocated parking for up to three vehicles

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Gas central heating to radiators, electric fireplace.

Broadband - Ultrafast Full Fibre broadband is available

Mobile Signal/Coverage - Good

## VIEWINGS

By appointment through the Agents.

## SPECIAL NOTES

1. None of the fixtures or fittings are included in the sale unless specifically mentioned in these particulars.

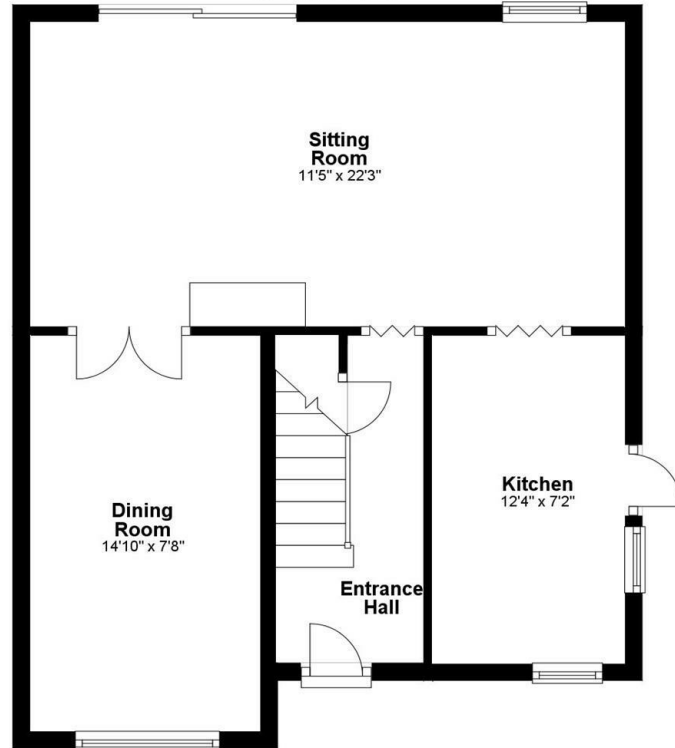
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any contract. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

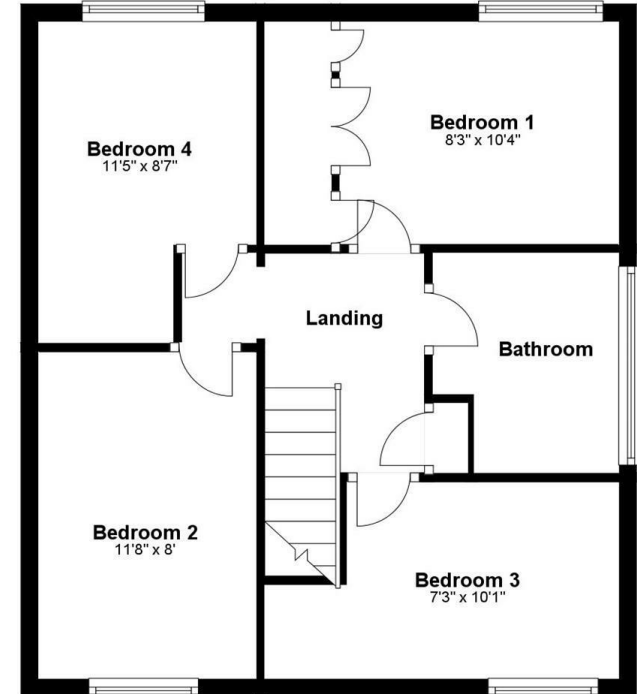




### Ground Floor



### First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	80
(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>66</b>	
England & Wales	EU Directive 2002/91/EC

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Local Authority - West Suffolk



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.