



Cleves Road, Haverhill, CB9 9QU

CHEFFINS

Cleves Road

Haverhill,
CB9 9QU

A conveniently located two bedroom property offering accommodation including a lounge/diner and master bedroom with en-suite facilities and over looked rear garden. The property would be an ideal first time or investment purchase. (EPC Rating C).

- Two Bedrooms
- Lounge / Diner
- Master Bedroom With En-Suite
- Un-Overlooked Rear Garden
- Two Allocated Parking Spaces
- Freehold
- Council Tax Band B

🛏 2 🚿 2 🛋 1

Guide Price £230,000



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 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, door to:

WC Fitted with two piece suite comprising low level WC and wash hand basin, obscure window.

KITCHEN 6'9" x 9'7" Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven, four ring gas hob with extractor hood over, window to front.

LOUNGE/DINER 13'11" x 12'10" max Window to rear, two radiators, french double doors to garden, under stairs storage cupboard.

FIRST FLOOR

LANDING

BEDROOM 1 10'7" x 11'3" Window, radiator, door to En-Suite Shower room.

EN-SUITE SHOWER ROOM Fitted with three piece suite comprising shower enclosure, vanity wash hand basin, low-level WC and extractor fan, obscure window.

BEDROOM 2 7'4" x 11" max. Window to rear, radiator.

BATHROOM Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, obscure window.

OUTSIDE The property has an unoverlooked rear garden with an immediate paved patio area, the remainder of the garden is laid to lawn and enclosed by timber fencing with rear access gate leading to the parking area. There is an outside tap and light. There is a wooden shed to

the rear of the garden.

PARKING To the rear of the property there are two allocated parking spaces.

AGENTS NOTE

Tenure - Freehold
 Council Tax Band - B
 Property Type - Mid Terrace
 Property Construction - Brick with tiled roof
 Number & Types of Room - Please refer to floor plan
 Square Footage 635 Sqft
 Parking - Allocated parking for one vehicle
 Utilities
 Electric Supply - Mains supply
 Water Supply - Mains supply
 Sewerage - Mains supply
 Heating - Gas central heating to radiators.
 Broadband - Ultrafast Full Fibre broadband is available to the cabinet
 Mobile Signal/Coverage - Good

VIEWINGS

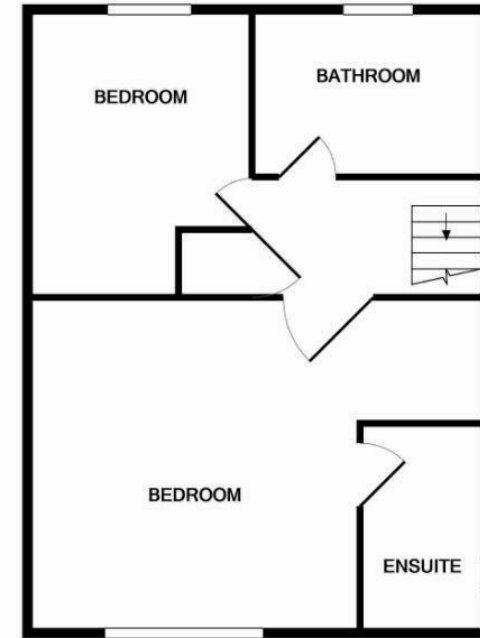
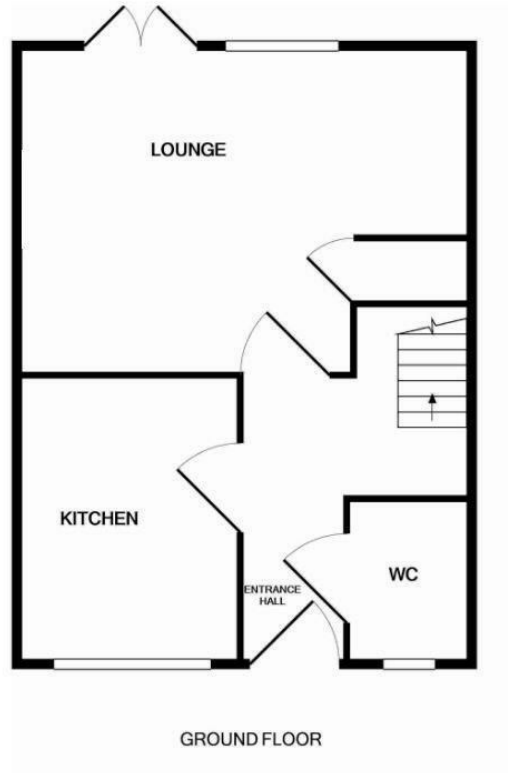
By appointment through the Agents.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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	

Guide Price £230,000
 Tenure - Freehold
 Council Tax Band - B
 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.