



Crowland Road, Haverhill, CB9 9LW



Crowland Road

Haverhill,
CB9 9LW



Guide Price £195,000

- Victorian Property
- Vastly Improved
- Close To Town
- First Floor Bathroom
- Gas Central Heating
- Ideal FTP or Investment Property
- Double Bedroom
- Kitchen/Breakfast Room

One bedroom redbrick terrace property situated within walking distance to the town. The property has been vastly improved with replacement kitchen & bathroom.

Lounge:

Door to front, laminate flooring, window to front, radiator.

Kitchen/Breakfast Room

Good sized kitchen with range of matching wall and base units with worksurfaces over, sink with mixer taps, electric oven with electric hob and extractor hood. Space and plumbing for appliances. inset spotlights, radiator. stairs to landing.

Rear Lobby.

Upvc construction with door to rear, used as a utility room, space and plumbing for washing machine, tiled flooring.

Bedroom

Fitted bedroom furniture, loft access, loft is boarded with a pulldown ladder, window to front, radiator.

Bathroom

Large airing cupboard, bathroom suite comprising vanity wash hand basin, side panelled bath with shower over and glass shower screen, fitted bathroom furniture, heated towel rail, low level WC, built in lighting. Window to rear.

Outside:

Right off access to for neighbouring properties, brick built outbuilding with lighting and power, timber built shed, laid to patio gardens with two separate seating areas and steps leading to second level.

Agents Notes:

Tenure - Freehold

Council Tax Band - A

Property Type - Mid Terrace

Property Construction - Brick & Slate Roof

Number & Types of Room - Please refer to floor plan

Square Footage 462 sq ft

Parking - On Road

Freehold

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Mains gas central heating to radiators.

Broadband - Superfast Full Fibre broadband is available FTTC

Mobile Signal/Coverage - Good

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.



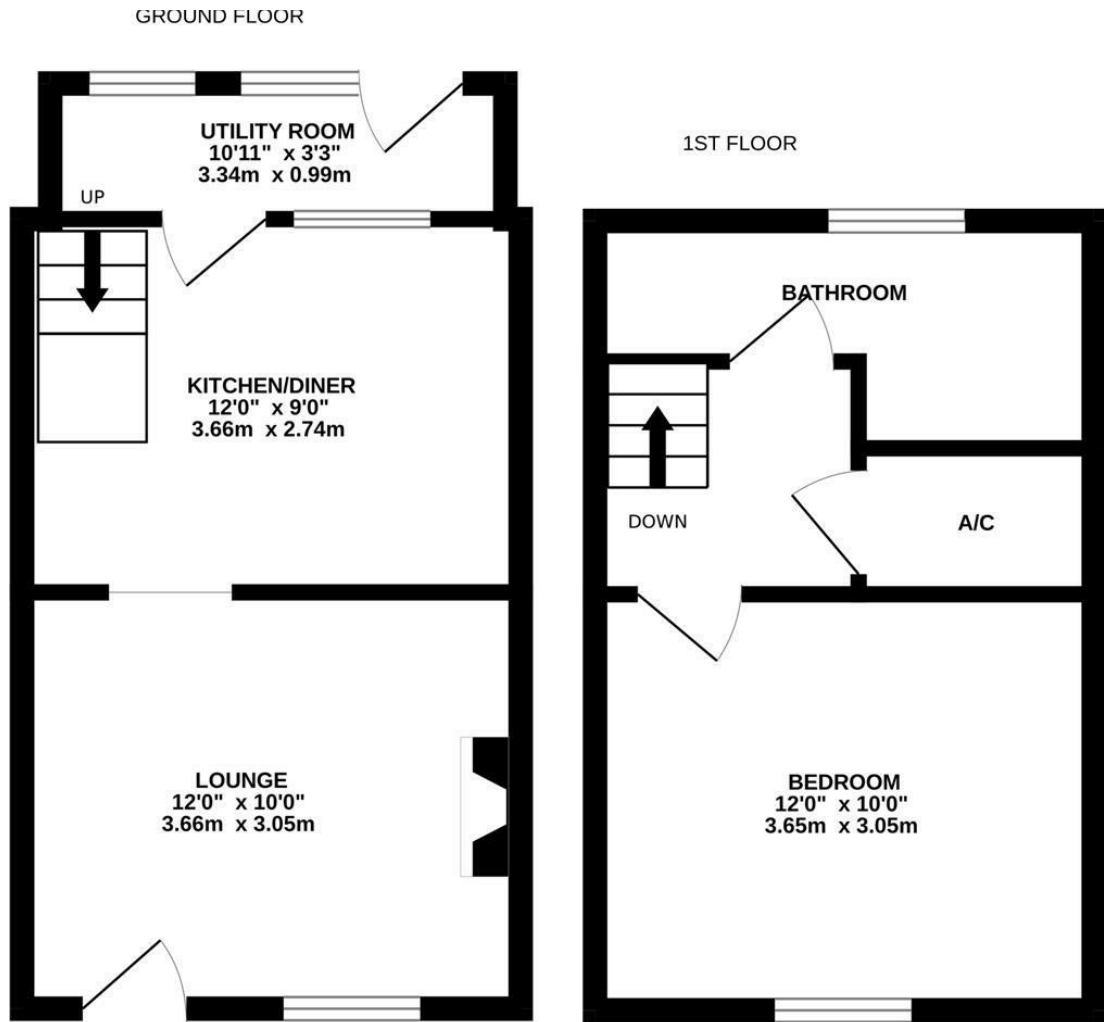
LOCATION

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, gymnasiums, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £195,000
 Council Tax Band – A
 Local Authority – West Suffolk

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024

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.