



Spindle Road, Haverhill, CB9 9ES



## Spindle Road

Haverhill,  
CB9 9ES

- Cambridge Side Of Town
- Garage & Generous Driveway
- Re Fitted Bathroom
- Open Plan Kitchen/Dining Room
- NO ONWARD CHAIN
- Gas Central Heating
- Downstairs WC
- Sought After Location

Spacious three bedroom detached family home, the property has an attractive plot and generous accommodation benefitting from a re fitted bathroom. NO ONWARD CHAIN.



**Guide Price £310,000**





## 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 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.

## ENTRANCE HALL

Understairs cupboard, door to front.

## DOWNSTAIRS WC

Suite comprising low level WC, pedestal wash hand basin, window to side. radiator.

## KITCHEN/DINING ROOM

16' 10" x 9' 11" (5.13m x 3.02m) Open plan room with window to front and access door to side, range of matching wall and base units with worksurfaces over, stainless steel sink with mixer taps over, space and plumbing for appliances, electric oven and hob, tiled flooring, radiator.

## LOUNGE

16' 5" x 11' 0" (5m x 3.35m) Dual aspect room with window to side and rear, Redbrick fireplace with gas fire, radiator, French doors opening onto gardens:

## LANDING

Loft access, window to side, airing cupboard.

## BEDROOM ONE

14' 10" x 9' 11" (4.52m x 3.02m) Window to front, radiator.

## BEDROOM TWO

13' 6" x 9' 9" (4.11m x 2.97m) Window to rear, radiator.

## BEDROOM THREE

9' 11" x 6' 2" (3.02m x 1.88m) Window to rear, radiator.

## FAMILY BATHROOM

Suite comprising low level WC, side panelled bath with shower over and glass screen, tiled walls, vanity wash hand basin, window to front, heated towel rail.

## OUTSIDE:

Front: Attractive gardens being mainly laid to lawn with brick walled border and flower beds, water tap, Driveway with parking for up to three cars there is potential to convert garden for further parking.

Garage: up and over doors, rear access, storage in eaves, wall mounted gas boiler, water softener, power and light connected.

Rear: Beautiful gardens enclosed by timber fencing, the gardens are mainly laid to lawn with flower bed borders, seating and patio areas with raised walled garden and generous patio offering privacy.

## Agents Notes

Tenure - Freehold

Council Tax Band - C

Property Type - Detached

Property Construction - Brick walls with tiled roof

Number & Types of Room - Please refer to floor plan

Square Footage 936 sq ft Approx

Parking - Driveway & Garage

Utilities - Mains Gas

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Gas central heating to radiators.

Broadband - Ultra Fast Broadband to the cabinet

Mobile Signal/Coverage - Good

## SPECIAL NOTES

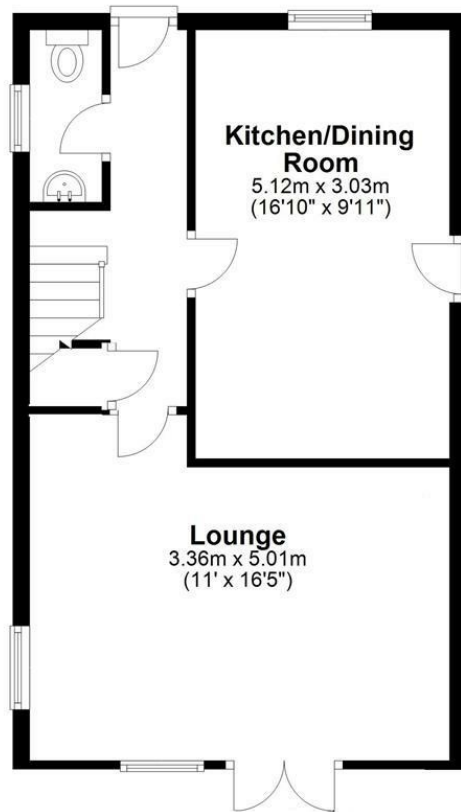
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these



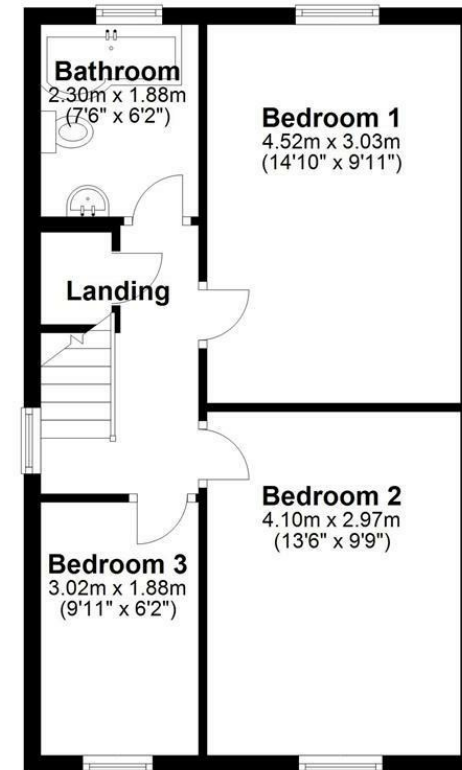


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor



First Floor



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.

**VIEWINGS**

By appointment through the Agents.

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.