



Downs Place, Haverhill, CB9 9LD

**CHEFFINS**

# Downs Place

Haverhill,  
CB9 9LD

A rather charming mid terrace Victorian property occupying a quiet and convenient position within close proximity to the town centre and its amenities. Other notable features including gas central heating, versatile living accommodation and front and rear gardens. ( EPC Rating D)

## LOCATION

**HAVERRHILL**  
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 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.



**Guide Price £180,000**





## GROUND FLOOR

ENTRANCE DOOR TO:

## KITCHEN

3.21m x 2.84m (10'6" x 9'4") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for, space for fridge/freezer and cooker, window to front, stairs down to, door to;



## BATHROOM

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

## SITTING ROOM

14' 0" x 10' 1" max(4.27m x 3.07m) Stairs from Kitchen area lead down to this cosy room with window, radiator.



## FIRST FLOOR

## SITTING ROOM / BEDROOM

3.23m x 2.37m (10'7" x 7'9") Window to front, radiator, sliding door to Storage cupboard.

## BEDROOM

2.71m x 2.69m (8'11" x 8'10") max. Window to rear, radiator, door to Storage cupboard.

## OUTSIDE

To the front of the property is a quaint

cottage style garden which is enclosed by timber fencing. To the rear of the property is a good size garden which is generally low maintenance and is all enclosed by timber fencing with rear access gate.

There is also two large storage areas, one of which has power connected and currently houses the tumble drier.

## VIEWINGS

By appointment through the Agents.

## Agents Notes

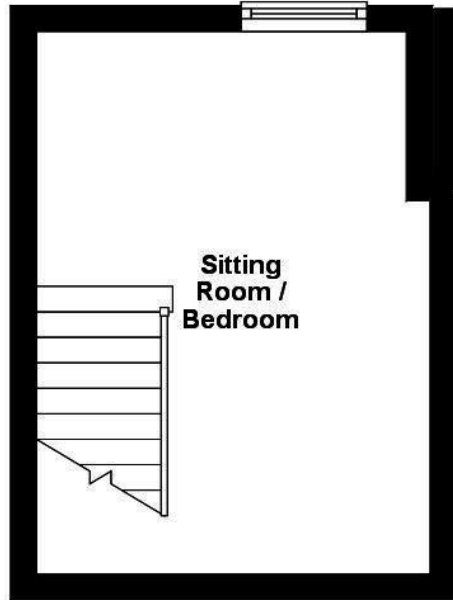
Freehold  
Council Tax A  
West Suffolk Council  
Property Type- Mid Terrace House  
Services - Mains Gas, Electricity, Water, Gas Central Heating and mains drainage.  
Mobile services - EE, Three, O2, Vodafone  
Broadband - Superfast full Broadband, Fibre to the Cabinet FTTC  
Property Construction - Brick with Tile Roof  
Number & Types of Room - Please refer to floor plan  
Square Footage - 645 sqft  
Parking - Permit parking available in council car park a short walk away.  
Heating - Gas central heating to radiators.

## SPECIAL NOTES

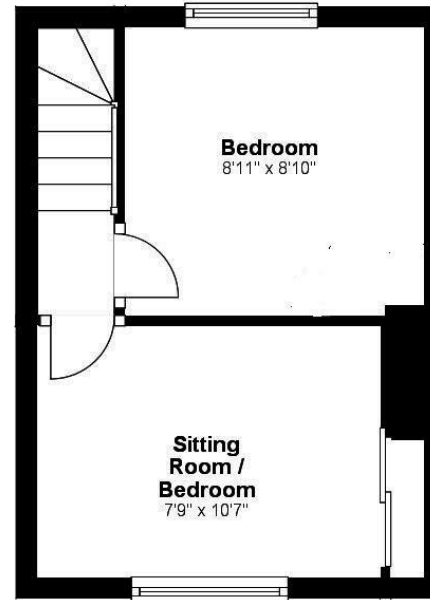
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.



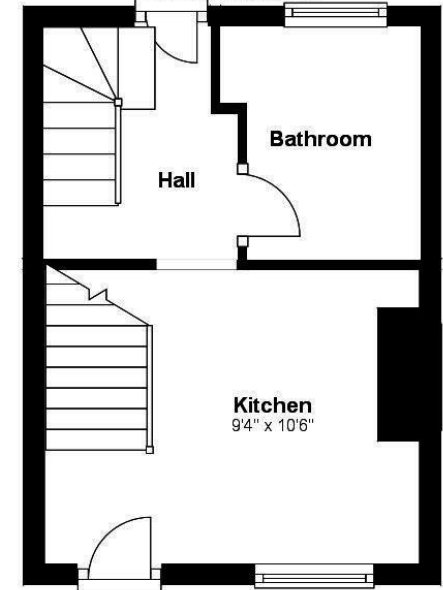
### Basement



### First Floor



### Ground Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	

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.

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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.