



Spring Close, Haverhill, CB9 7BF

CHEFFINS

Spring Close

Haverhill,
CB9 7BF

- Generous Living Accommodation
- Four Bedrooms
- Lounge / Diner
- Spacious Master Bedroom With En-Suite
- Allocated Parking
- Cambridge Side Of Town
- Beautifully Presented

An extremely well presented four bedroom town house situated on the desirable Cambridge side of town offering generous and versatile accommodation throughout. In brief the property benefits from lounge /diner, study, beautiful master bedroom with en suite facilities and allocated parking. (EPC Rating C).

4 2 1



Guide Price £310,000



LOCATION

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.

GROUND FLOOR

ENTRANCE HALL

Radiator, stairs to first floor door to storage cupboard.

WC

Window to front, fitted with two-piece suite comprising, wall mounted wash hand basin with tiled splashbacks and low-level WC, radiator.

KITCHEN

3.96m (13') max x 2.50m (8'2") Fitted with a matching range of base and eye level units with worktops over, one and half bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, window to front, radiator.

LOUNGE/DINER

4.89m (16'1") max x 4.69m (15'5") max French doors to rear, two radiators, door to storage cupboard.

FIRST FLOOR

LANDING

Stairs to second floor, door to built-in cupboard.

BEDROOM

4.69m (15'5") x 2.73m (9') Two windows to front radiator.

BEDROOM

3.97m (13') x 2.15m (7'1") Window to rear, radiator.

BEDROOM

2.88m (9'5") x 2.44m (8') Window to rear, radiator.

FAMILY BATHROOM

Fitted with three-piece suite comprising panelled bath with independent power shower over and mixer tap, pedestal wash hand basin and low-level high-level flush WC, tiled splashbacks, radiator, door to:

SECOND FLOOR

LANDING

Door to:

STUDY / DRESSING ROOM

2.00m (6'7") x 1.95m (6'5") Velux window to rear, radiator.

BEDROOM 1

4.69m (15'5") max x 4.41m (14'6") Dormer window to front, radiator, door to storage cupboard.

EN-SUITE

Fitted with three-piece suite comprising

pedestal wash hand basin, tiled shower enclosure with fitted shower over and glass screen and low-level WC, tiled splashbacks, shaver point, velux window to rear, radiator.

OUTSIDE

The rear garden is mainly laid to lawn with a decking area immediately from the house providing a pleasant area for seating. A pathway leads to a rear access gate and the garden is enclosed by timber fencing. A rear access gate leads to the parking area.

ALLOCATED PARKING

The property has one allocated parking spaces directly behind the rear garden.

AGENTS NOTE

Tenure - Freehold

Council Tax Band - C

Property Type -Mid Terrace

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to floor plan

Square Footage 1280 sq ft Approx

Parking - Allocated To Rear - 1 Space

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Gas- Mains supply

Heating - Gas central heating.

Broadband - Superfast Fibre to cabinet broadband is available FTTC

Mobile Signal/Coverage - Good





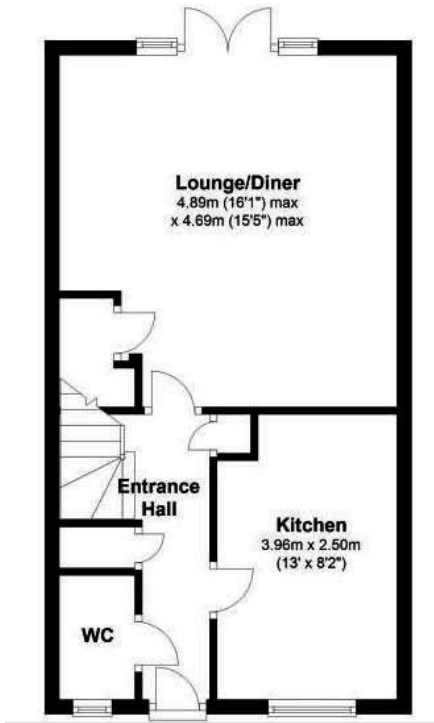
VIEWINGS
By appointment with the agents.

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

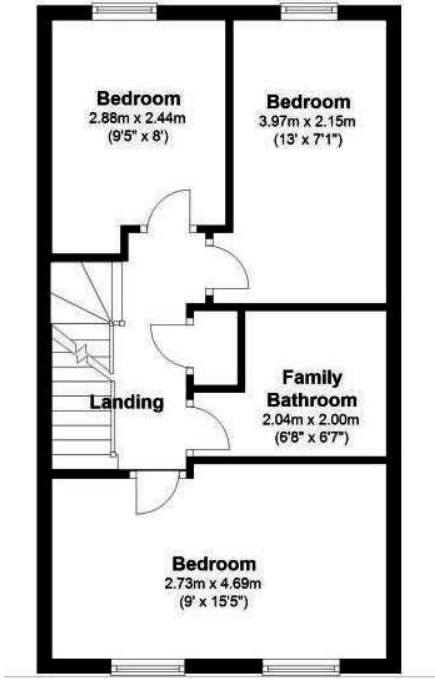
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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

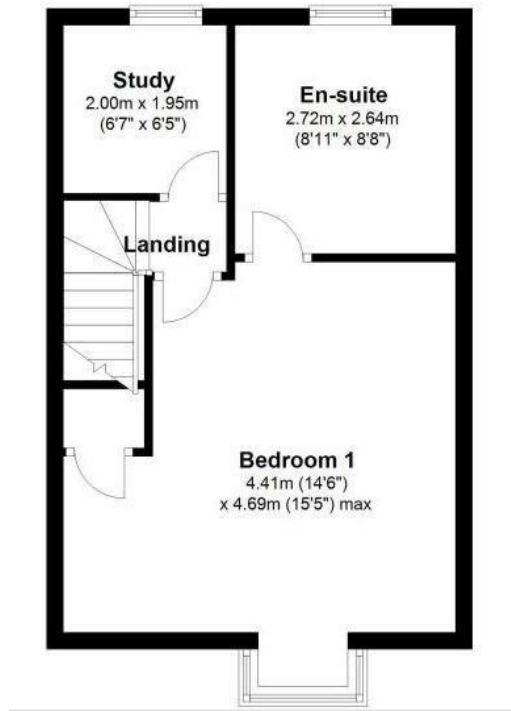
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating	
	Potential
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
76	

Guide Price £310,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk Council

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.