



Burton End, Haverhill, CB9 9LU

CHEFFINS

Burton End

Haverhill,
CB9 9LU

- Two Double Bedrooms
- WC
- Dining Room
- Period Features Throughout
- Good Sized Rear Garden
- No Onward Chain
- Freehold
- Council Tax Band

A charming Victorian property located in the sought-after area of Burton End. The property benefits from two double bedrooms and boasts several period features, with another notable feature being a generous rear garden. Offered for sale with no onward chain (EPC Rating D)

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Guide Price £235,000



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 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, gymnasia, 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

ENCLOSED PORCH Door to:

SITTING ROOM 3.99m x 3.63m (13'1" x 11'11")
Bay window to front, open fireplace, radiator, door to:

DINING ROOM 3.99m x 3.64m (13'1" x 11'11")
Radiator, french double doors to garden, open plan to Kitchen, door to Storage cupboard.

KITCHEN 3.00m x 2.42m (9'10" x 7'11")
Fitted with a matching range of base and eye level units with worktop space over, one and half bowl sink with mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven, four ring gas hob with extractor hood over, door to garden.

WC Obscure window, fitted with low-level wc.

FIRST FLOOR

BEDROOM 1 4.01m x 3.64m (13'2" x 11'11")
Window to rear, radiator, door to:

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

BEDROOM 2 4.01m x 3.65m (13'2" x 12')
Two windows to front, radiator, door to Storage cupboard.

OUTSIDE The property has a good size rear garden with an immediate paved patio area providing an area for seating and entertaining. Steps lead up to the remainder of the garden which is laid to lawn with wooden shed which will remain. There is a rear access gate

AGENTS NOTE

Tenure - Freehold
Council Tax Band - A
Property Type - Terrace House
Property Construction - Brick with tiled roof
Number & Types of Room - Please refer to floor plan
Square Footage 914 sq ft
Parking - No allocated parking, on street parking available
Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Mains Gas central heating to radiators, open fires in Sitting Room and Dining Room.

Broadband - Ultra fast full fibre broadband is available to cabinet
Mobile Signal/Coverage - Good

VIEWINGS By appointment through the Agents.

SPECIAL NOTES

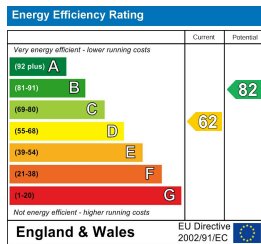
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.

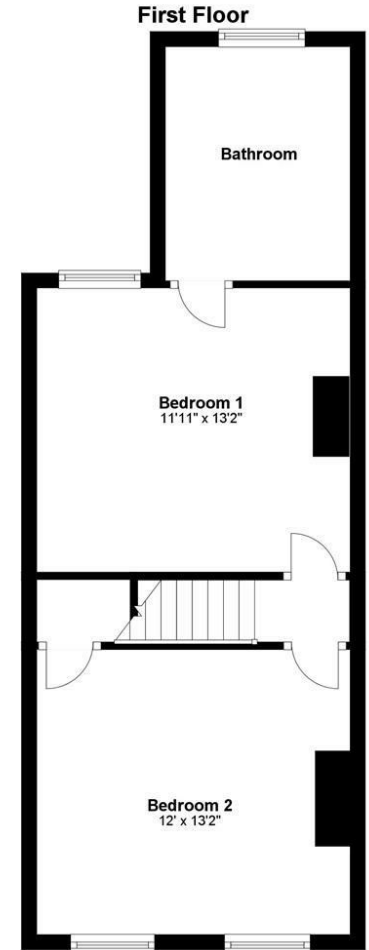
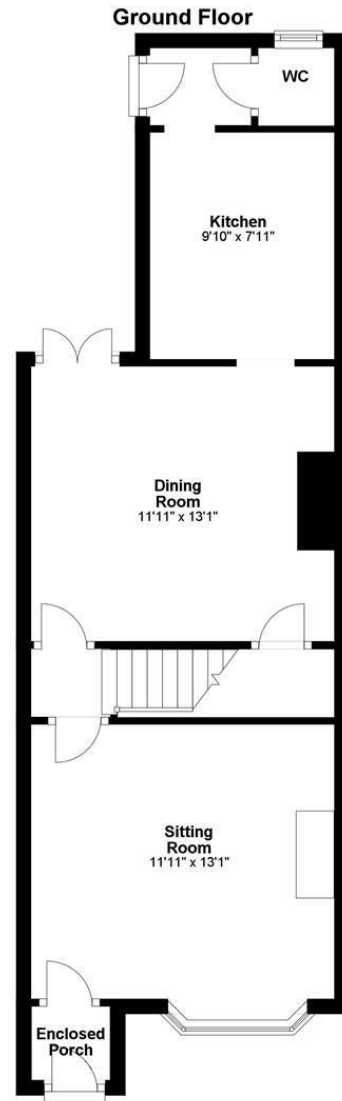
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







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 Local Authority - West Suffolk



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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.