



Waveney Terrace, Haverhill, CB9 8DZ

CHEFFINS

# Waveney Terrace

Haverhill,  
CB9 8DZ

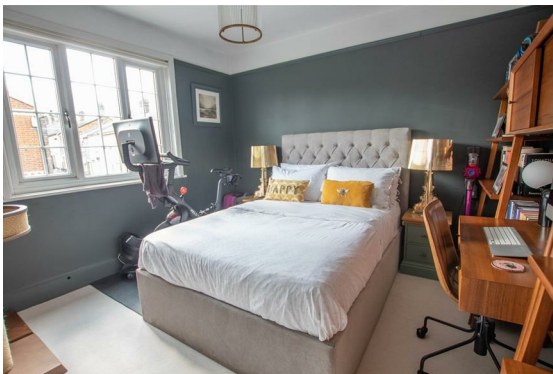
- Re fitted Kitchen
- Re fitted bathroom
- Utility Area
- Period Features
- Charming Red Brick Townhouse
- Close To Town
- Walking Distance To Bus Station
- Gas Central Heating

Attractive three bedroom three storey Victorian town house situated in the heart of Old Haverhill. The property has been lovingly improved by restoring period features whilst presenting the property to a very high standard. EPC Rating D

3 1 1

**Offers In Excess Of £250,000**





## 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, 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.

## LOUNGE

11' 4" x 10' 4" (3.45m x 3.15m) Grey wood parquet flooring, built in bespoke storage cupboards, picture rail, window to front, fireplace with electric fire and oak wood mantle, composite front door, radiator, double doors opening into:

## INNER HALLWAY

Stairs to landing.

## KITCHEN/DINING ROOM

11' 4" x 10' 3" (3.45m x 3.12m) Beautiful country style kitchen with range of matching wall and base units with solid oak worksurfaces over, fitted appliances including electric oven with extractor hood, integral dishwasher, sink unit with mixer taps, grey parquet style flooring, under stairs cupboard, tiled splashbacks, picture rails, radiator, window to rear.

## UTILITY AREA

Door to rear courtyard style gardens, space and plumbing for washing machine and tumble dryer, cupboard and oak worksurface over, window to rear.

## LANDING

stairs to 3rd flooring.

## BEDROOM TWO

11' 5" x 10' 10" (3.48m x 3.3m) Cast iron fireplace, window to front, radiator.

## FAMILY BATHROOM

11' 5" x 8' 6" (3.48m x 2.59m) Suite comprising P shaped bath with shower over and glass screen, low level WC, pedestal wash hand basin, tiled pushbacks, window to rear, heated towel rail, storage cupboard housing gas boiler, slate tile flooring.

## LANDING:

## BEDROOM ONE

11' 5" x 11' 0" (3.48m x 3.35m) Brick arch

feature, loft access, window to rear, radiator, picture rail.

## BEDROOM THREE

11' 4" x 9' 8" (3.45m x 2.95m) Max measurement, velux window, radiator, storage cupboard.

## OUTSIDE:

Front: Walled red brick garden with slate tiled frontage.

Rear: Courtyard style gardens being laid to decking with timber fencing and gated access to right of way across neighbouring properties.

Parking: Permit Parking available.

<https://sprift.com/dashboard/custom-ipr-report/9-waveney-terrace-haverhill-cb9-8dz/3441206>

## SPECIAL NOTES

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





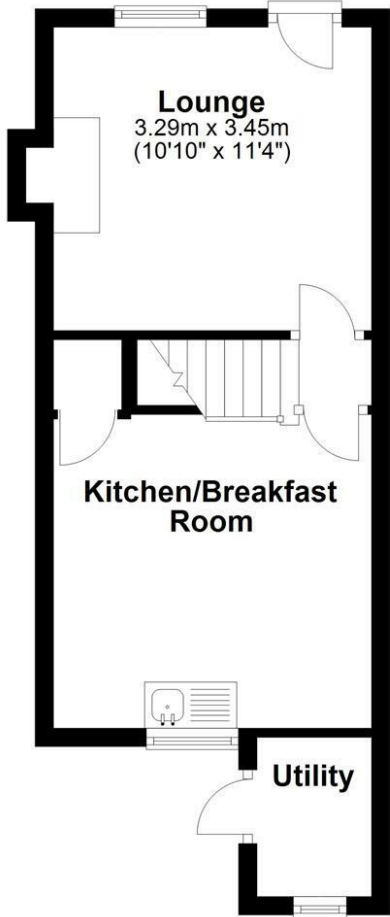
specifically mentioned in these particulars.

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.

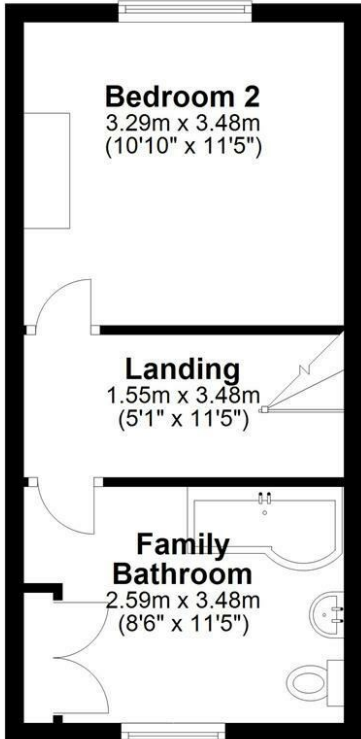
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

VIEWINGS  
By appointment through the Agents.

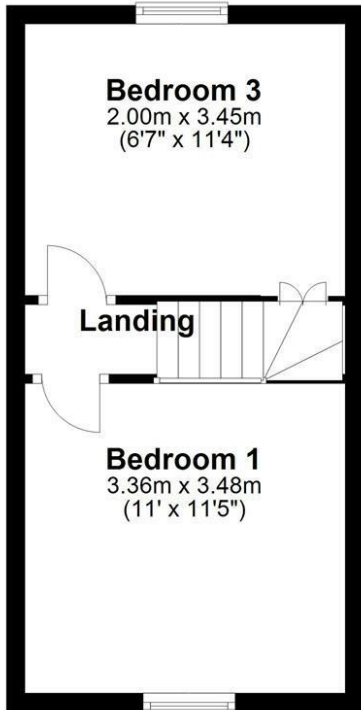
**Ground Floor**



**First Floor**



**Second Floor**



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.