



Manor Farm Close, Haverhill, CB9 8QN



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Haverhill,
CB9 8QN

A generous two-bedroom first floor apartment in a highly desirable residential area within walking distance to the town centre. The property has a wealth of space with two good sized bedrooms, en-suite to master, dual aspect lounge with French doors overlooking communal gardens. Offered for sale with no onward chain. (EPC Rating C)

2 2 1

Guide Price £175,000





ENTRANCE HALL Electric storage heater, door to Airing cupboard, door to Storage cupboard.

LOUNGE/DINER 5.74m x 2.98m (18'10" x 9'8")max Window, french doors to Juliet Balcony, electric storage heater.

KITCHEN 3.27m x 3.16m (10'9" x 10'4")max Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, electric oven, four ring electric hob with extractor hood over, window to side.

BEDROOM 1 4.05m x 3.00m (13'3" x 9'10") Window, electric heater, door to:

EN-SUITE SHOWER ROOM Fitted with three piece suite comprising vanity wash hand basin, shower enclosure and low-level WC, towel rail.

BEDROOM 2 3.70m x 2.45m (12'2" x 8'1") Window, electric storage heater.

BATHROOM Fitted with three piece suite comprising panelled bath, vanity wash hand basin and low-level WC, window.

ALLOCATED PARKING There is one allocated parking space with the property.

GROUND RENT AND SERVICE CHARGE
The owner has advised that the ground rent is £25 pa.

The owner has advised that the service charge is £1,500 p.a which includes building insurance.

LEASE DETAILS
999 years from new, property was constructed in 2002.

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.
<https://sprift.com/dashboard/custom-ipr-report/33-manor-farm-close-haverhill-cb9-8qn/3538672>

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.

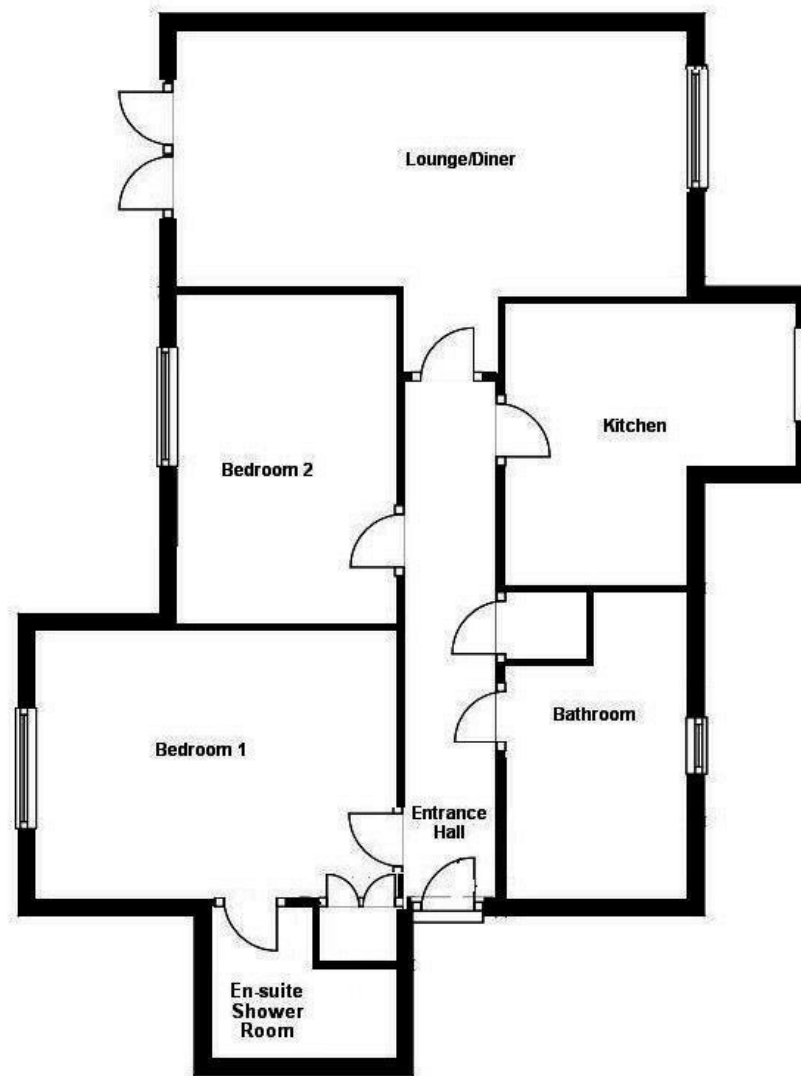
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C		75	78
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
(1-20)			
England & Wales	EU Directive 2002/91/EC		

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Tenure - Freehold

Council Tax Band - B

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.