



Ashlea Road, Haverhill, CB9 8QD



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Haverhill,
CB9 8QD

Larger than average 1st floor maisonette which is a short distance from the town centre, the owner has agreed to pay for a lease extension to coincide with completion, Accommodation comprises spacious lounge/dining room, kitchen, double bedroom & bathroom. NO ONWARD CHAIN.

LOCATION

Haverhill is a 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, gymnasium, 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 £159,995





ENTRANCE HALL - Door to front, stairs to landing.

KITCHEN 9' 6" x 8' 0" (2.92m x 2.44m)
Range of matching wall and base units with worksurfaces over, stainless steel sink with mixer taps, electric oven with gas hob, window to front, radiator. Space and plumbing for appliances.

LOUNGE/DINER 22' 2" x 12' 4" (6.78m x 3.76m) max
Two windows to rear, radiator, laminate flooring.

LANDING

BEDROOM ONE 12' 4" x 12' 4" (3.76m x 3.76m)
Window to rear, radiator.

BEDROOM TWO 12' 4" x 11' 6" (3.76m x 3.51m)
Window to front, radiator.

BEDROOM THREE 11' 6" x 8' 11" (3.53m x 2.74m)
Window to rear, radiator.

BATHROOM
White suite comprising low level WC, side panalled bath with shower over, pedestal wash hand basin, window to front, radiator.

LEASE INFORMATION 99 years commencing 25th March 1970 54 years remaining.
Vendor has committed to extend the lease to over 100 years upon completion at a cost of approx £30,000

£800-£900 Service Charge Per Annum
£15.00 Ground Rent

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/4-oxford-house-ashlea-road-haverhill-cb9-8qd/3538499>

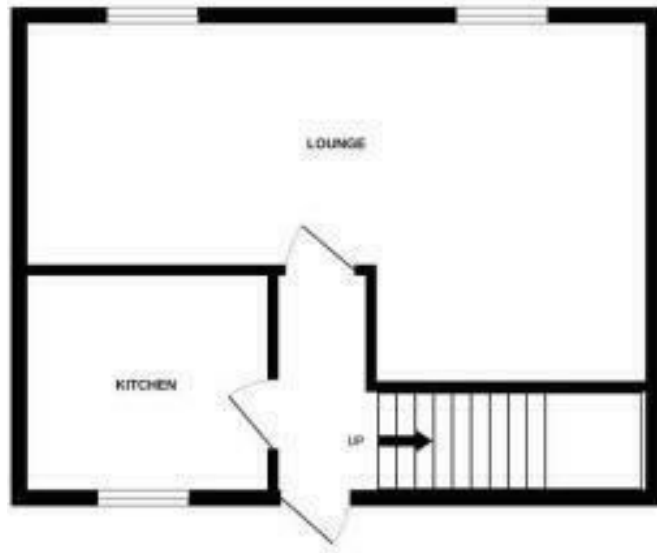
VIEWINGS
By appointment through the Agents.

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.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Tenure - Leasehold

Council Tax Band - A

Local Authority - West Suffolk Council

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

