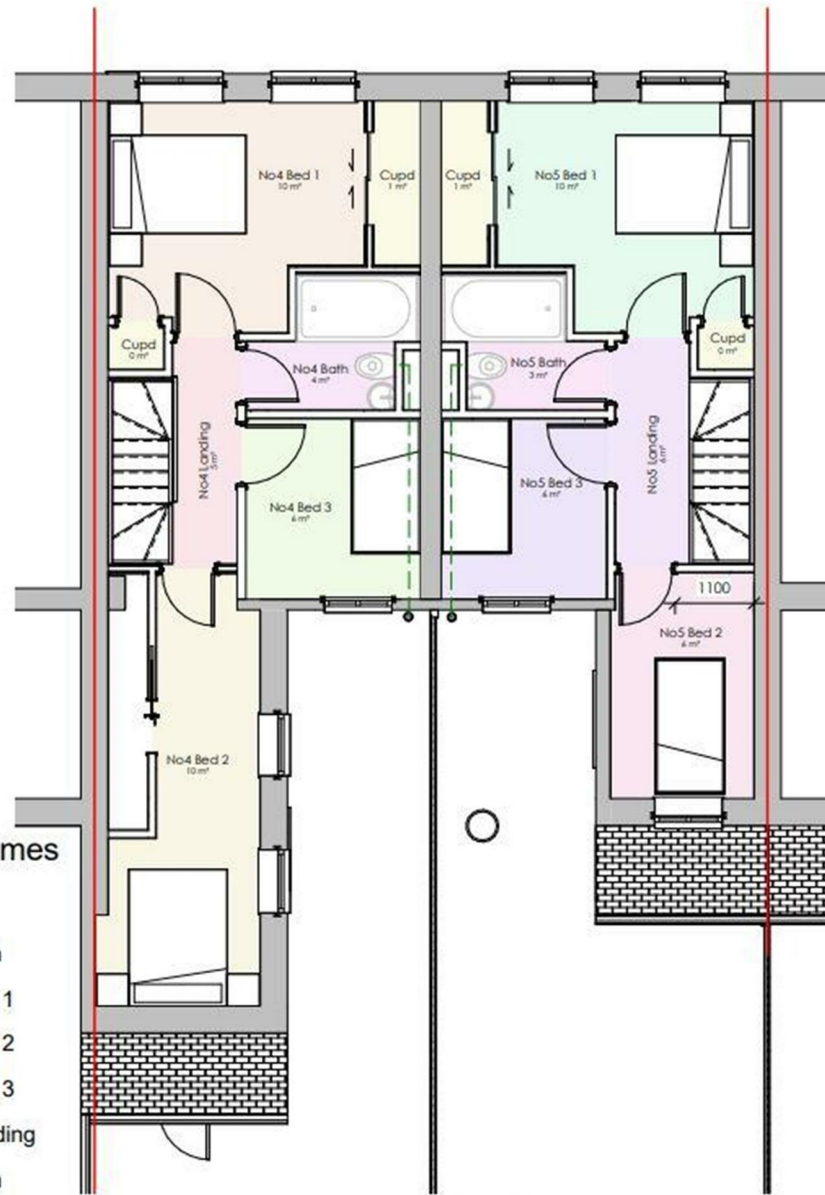


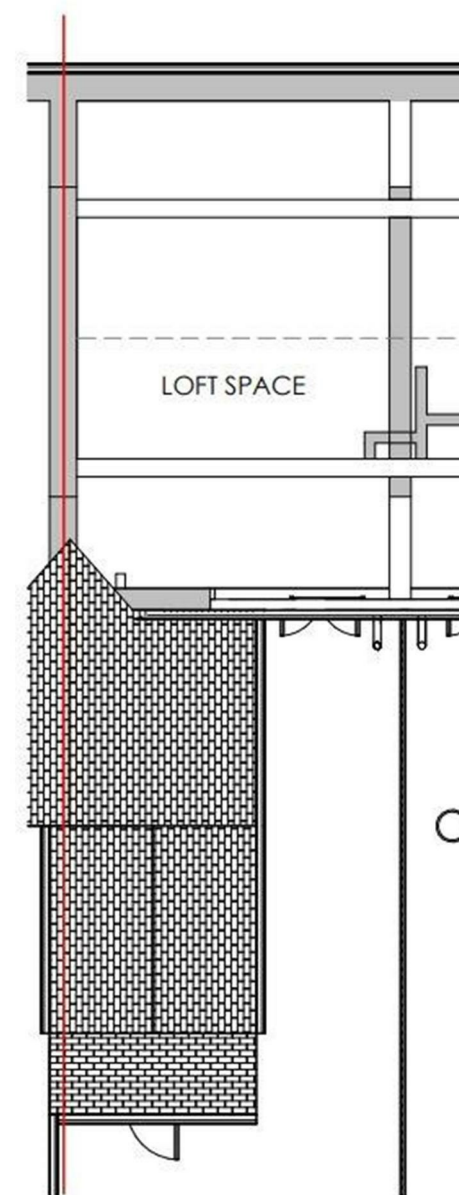
① 01-Ground Floor FFL  
1:50



② 03-First Floor FFL  
1:50

Room Names

- Cupd
- No4 Bath
- No4 Bed 1
- No4 Bed 2
- No4 Bed 3
- No4 Landing
- No5 Bath
- No5 Bed 1
- No5 Bed 2
- No5 Bed 3
- No5 Landing



③

## Station Road

Haverhill,  
CB9 0EU

**\*\* CONVERSION OPPORTUNITY \*\*** An excellent opportunity to purchase this property with Planning permission approved for conversion into two, three bedroom mid terrace properties. Planning Ref DC/23/2053/P3CMA. Offered for sale with no onward chain (EPC Rating D).



## Guide Price £350,000







Planning Permission - An excellent opportunity to purchase this property with Planning permission approved for conversion into two, three bedroom mid terrace properties. Please visit the West Suffolk Planning Portal quoting Planning Ref DC/23/2053/P3CMA for further information.

Parking - Two permit parking spaces available, we have been advised these are £40 p.a

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-station-road-haverhill-cb9-0eu/3552591>

Council Tax Band - Currently not available and to be confirmed.

VIEWINGS By appointment through the Agents.

#### SPECIAL NOTES

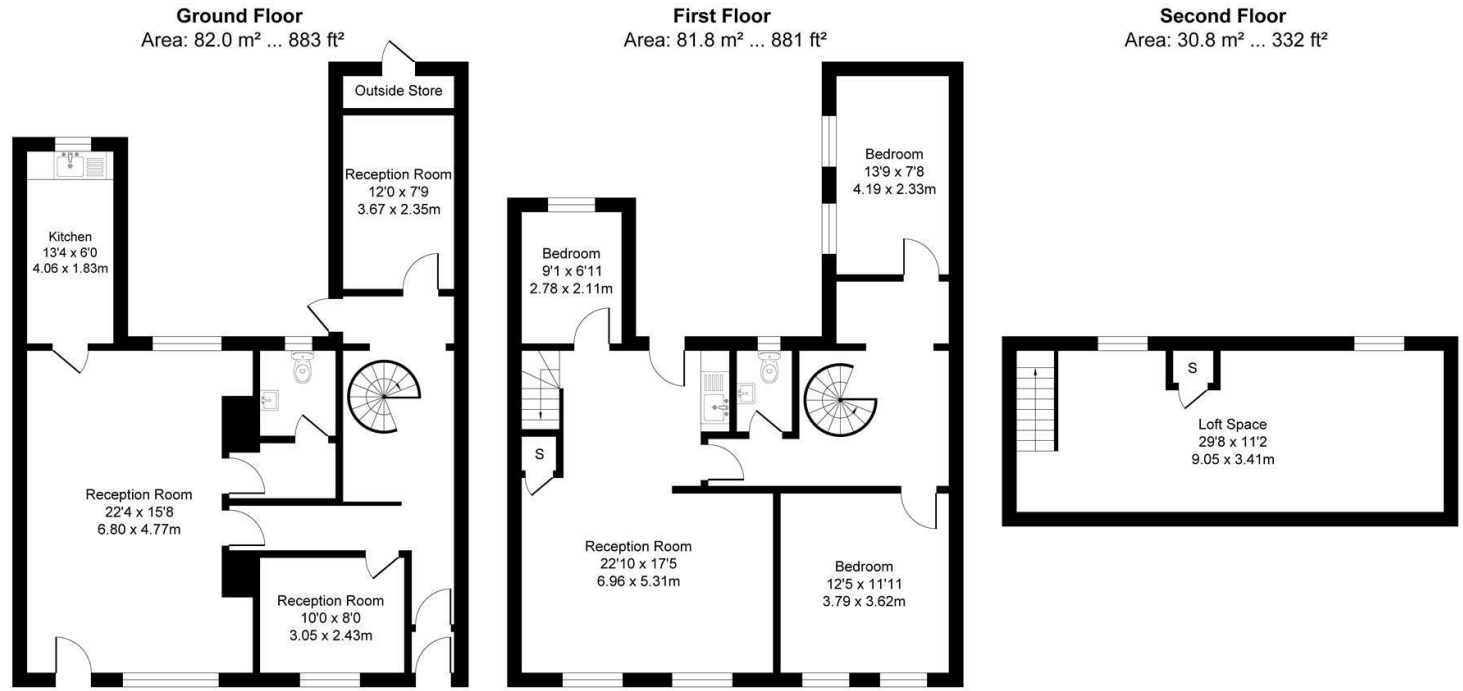
1. None of the fixtures and fittings are

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			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	77
		58	



Total Area: 194.6 m<sup>2</sup> ... 2096 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only

Guide Price £350,000  
Tenure - Freehold  
Council Tax Band - New Build  
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.

