



Brybank Road, Haverhill, CB9 7WD

**CHEFFINS**

## Brybank Road

Haverhill,  
CB9 7WD

- Landscaped Gardens
- Driveway
- Detached
- Cambridge Side Of Town
- Downstairs WC
- Large Outside Store With Electric Door
- Three Bedrooms
- Ensuite To Master

Modern detached three bedroom family home situated on the Cambridge side of town in a quiet cul de sac overlooking greensward. The property has been lovingly improved by the current owner and is finished to a high standard. (EPC Rating B)

3 2 1

Guide Price **£330,000**





## LOCATION

### HAVERHILL

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.

## Entrance Hall

Laminate flooring, radiator, stairs to landing.

## Living/Dining Room

L shaped room with max measurements, dual aspect room with windows to rear and side, french doors opening onto rear gardens, large storage cupboard, laminate flooring, wall uplighters, opening through to kitchen, radiators.

## Kitchen

Range of matching wall and base units with worksurfaces over, one and bowl sink unit with mixer taps, space and plumbing for appliances, inset spotlights, tiled splashbacks, wall mounted gas boiler, window to front, radiator. Laminate flooring.

## Downstairs WC

Suite comprising low level WC, vanity wash hand basin with tiled splash backs, window to side, radiator, built in storage, laminate flooring.

## Landing

Loft access, storage cupboard.

## Bedroom One

Dual aspect room with windows to side and rear, radiator.

## En-suite

Suite comprising low level WC, vanity wash hand basin, shower with tiled walls, window to side, radiator.

## Bedroom Two

Window to front, radiator.

## Bedroom Three

Window to rear, radiator.

## Bathroom

Suite comprising low level WC, vanity wash hand basin, bath with shower over and glass screen, tiled walls, window to front, radiator.

## Outside:

Front: Block paved driveway leading to large storage room with electric door and rear access, power and light connected.

Singled gardens with pathway.

Rear: Beautifully designed gardens maximising the space with covered patio seating area, the enclosed wood burner and outside kitchen are available on separate negotiation. the remainder of the walled gardens are laid to lawn.

## Agents Notes

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-brybank-road-haverhill-cb9-7wd/3548584>

## VIEWINGS

By appointment through the Agents.

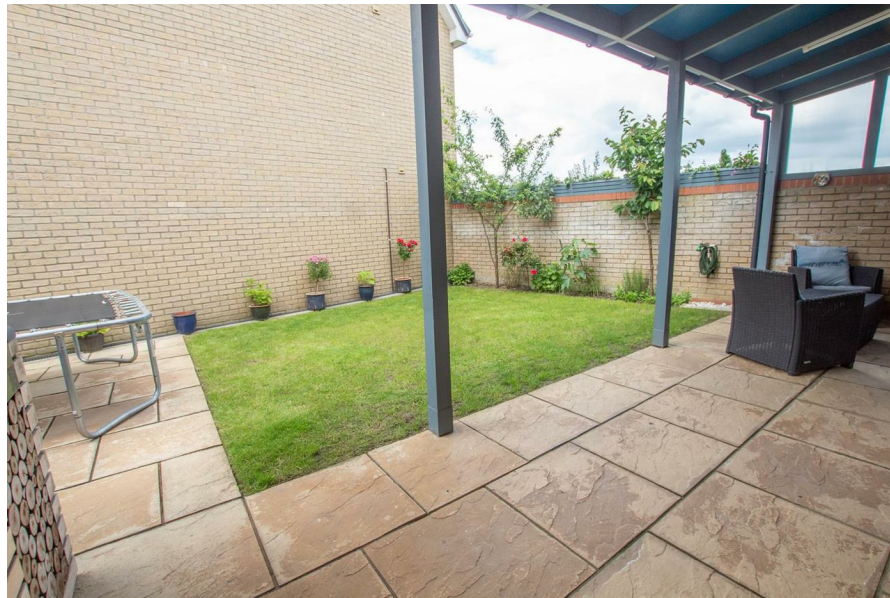
## SPECIAL NOTES

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.

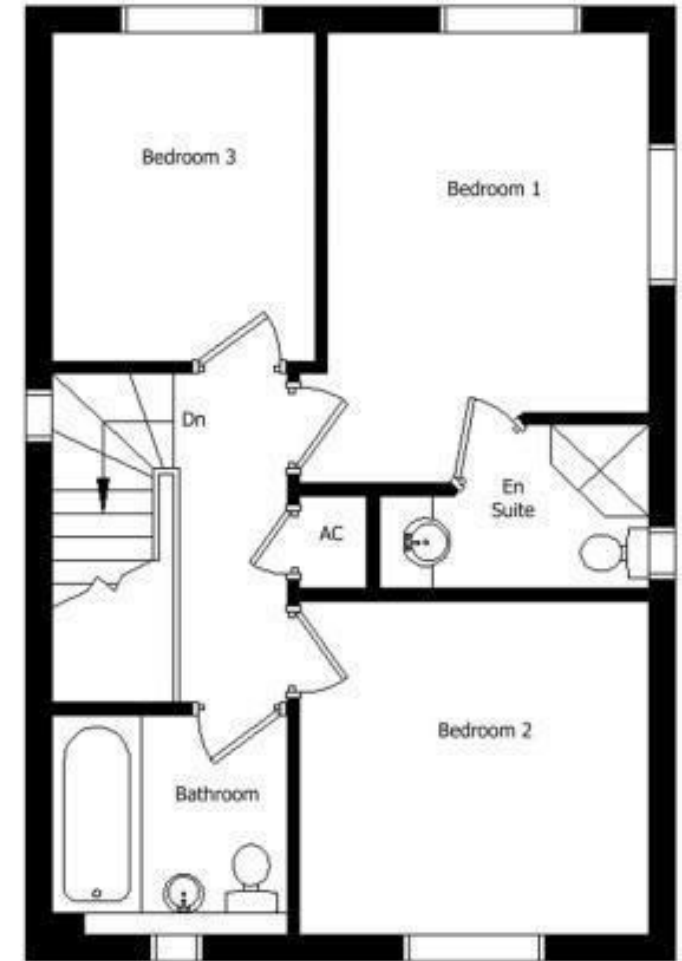




For illustrative purposes only. Not to scale.  
Plan indicates property layout only.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(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	

Guide Price £330,000

Tenure - Freehold

Council Tax Band - C

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.