



Bloomsfield Road, Haverhill, CB9 7BH

CHEFFINS

Bloomsfield Road

Haverhill,
CB9 7BH

An exceptionally well presented ground floor apartment conveniently located on the Cambridge side of town. The property has the benefit of one double bedroom, open plan living accommodation and one allocated parking space. (EPC Rating TBC)

LOCATION

Haverhill is a thriving and 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 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.



Guide Price £163,500





LOUNGE/DINER 13' 10" max x 13' 10" max (4.24m x 3.63m) Window, Juliet balcony, radiator, open plan to:

KITCHEN 10' 5" x 7' 7" (max) Fitted with a matching range of base and eye level units, sink with mixer tap. Cupboard housing gas boiler. Four ring gas hob with double electric oven & extractor hood over. Plumbing for dishwasher, space for fridge /freezer.

BEDROOM 12' 5" (max) x 11' 8" A generous double bedroom with window to rear, radiator.

BATHROOM A fitted bathroom suite comprising panel bath with shower over, WC, wash basin, heated towel rail.

COMMUNAL GARDENS Enclosed by fencing, mainly laid to lawn with established trees, gated access to parking area.

ALLOCATED PARKING To the side of the property is a parking area with one allocated parking space.

LEASE DETAILS We have advised that the lease length is 125 years from 2008, 109 years remaining.

We have been advised the Ground rent is £200 p.a. The service charge is approximately £1,200 p.a and includes buildings insurance.

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/38-bloomsfield-road-haverhill-cb9-7bh/3583143>

AGENTS NOTE - The floorplan shown is a mirror image of the subject property.

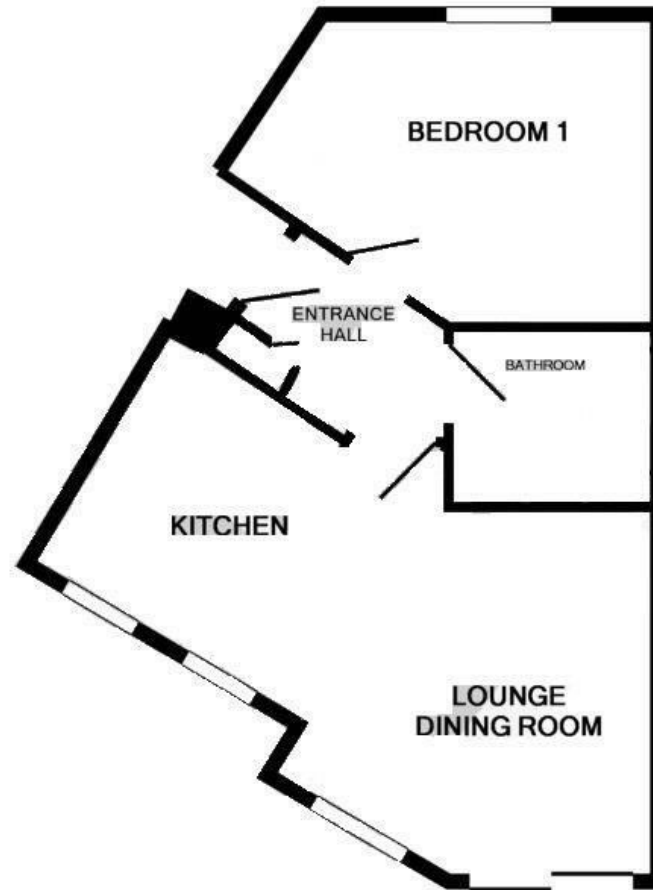
Due to the shape of the rooms, measurements are approximate and it is recommended to take any measurements if required for any purpose.

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		80	80
(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 £163,500

Tenure - Leasehold

Council Tax Band - A

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.