



Fennels Close, Haverhill, CB9 8NP

CHEFFINS

Fennels Close

Haverhill,
CB9 8NP

A well presented two bedroom property in a secluded location within walking distance to the town centre. The property benefits from kitchen, living room, rear garden and driveway. (EPC Rating TBC)

LOCATION

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 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, 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.

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Guide Price £235,000





Entrance Hall

Door to front, stairs to landing, inner doorway.

Lounge

Laminate flooring, window to front, radiator, recess understairs.

Kitchen/Dining Room

Window to rear, door to rear garden, range of matching wall and base units with worksurfaces over, built in electric oven and four ring hob, space and plumbing for appliances, tiled splashbacks, radiator.

Landing

Loft access, airing cupboard.

Bedroom One

Built in wardrobe, window to front, radiator.

Bedroom Two

Built in wardrobe, window to rear, radiator.

Bathroom

Re fitted white suite comprising vanity wash hand basin, low level WC, side panelled bath with shower over, heated towel rail, tiled walls, window to rear.

Outside:

Front: Driveway to side with gated access into rear garden, the frontage is overlooking a wooded area.

Rear: Low maintenance gardens being laid to paving with timber fencing. Gated side access, timber built shed.

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/10-fennels-close-haverhill-cb9-8np/3580450>

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	87
(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

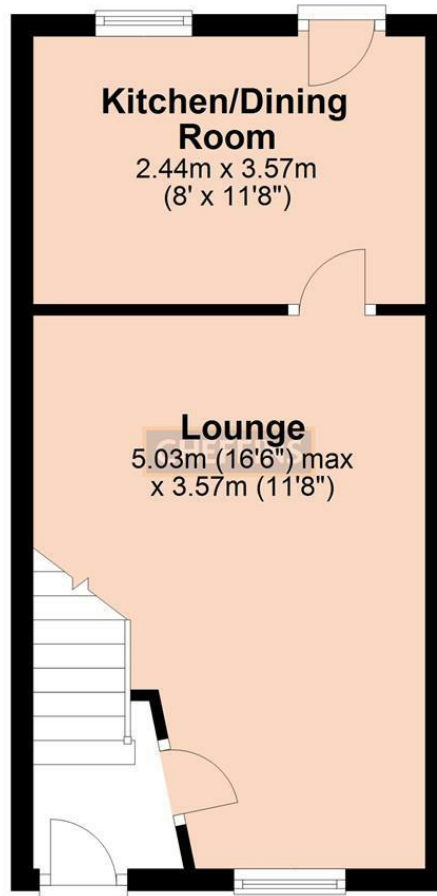
Guide Price £235,000

Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk Council

Ground Floor



First Floor



Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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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.