



Shardlow Close, Haverhill, CB9 7RF

**CHEFFINS**

## Shardlow Close

Haverhill,  
CB9 7RF

A pleasant two bedroom end of terrace property situated on the Cambridge side of town and benefiting from a generous sitting room, conservatory, good size rear garden and allocated parking. (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 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, gymnasias, 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.

2 1 1

Guide Price £226,950





## GROUND FLOOR

**ENTRANCE HALL** Window to front, radiator, door to Kitchen, sliding door to Storage cupboard.

**KITCHEN** 2.30m x 2.16m (7'7" x 7'1") Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, space for fridge/freezer, gas oven, four ring gas hob with extractor hood over, window to rear, tiled flooring.

**SITTING ROOM** 4.24m x 3.97m (13'11" x 13') Window to front, radiator, stairs, sliding door to:

**CONSERVATORY** PVCu construction with polycarbonate roof, tiled flooring, French double doors to garden.

## FIRST FLOOR

**LANDING** Window to side, door to Airing cupboard housing boiler, door to:

**BEDROOM 1** 4.28m x 3.02m (14' x 9'11")max. Two windows to side, radiator.

**BEDROOM 2** 2.39m x 2.22m (7'10" x 7'3") Window to side, radiator.

**BATHROOM** Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, Velux window to side, radiator, extractor fan, tiled flooring.

**OUTSIDE** The rear garden is of a generous size and predominantly laid to lawn with pathway leading to rear access gate leading to parking area. The garden has an array of mature shrubs and trees and also a patio area providing an ideal area for seating and entertaining. A rear access gate leads to the parking area.

**ALLOCATED PARKING** The property has the benefit of one allocated parking space to the rear of the property.

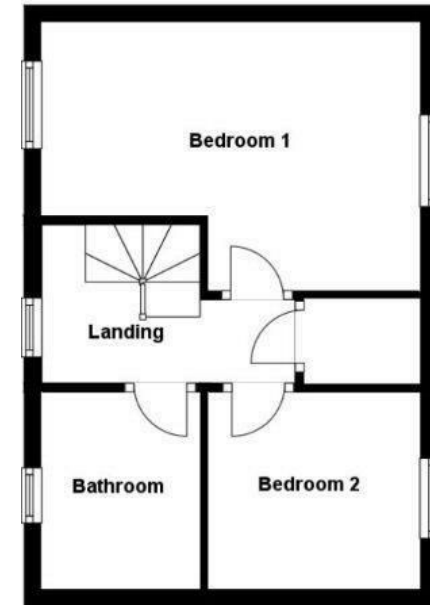
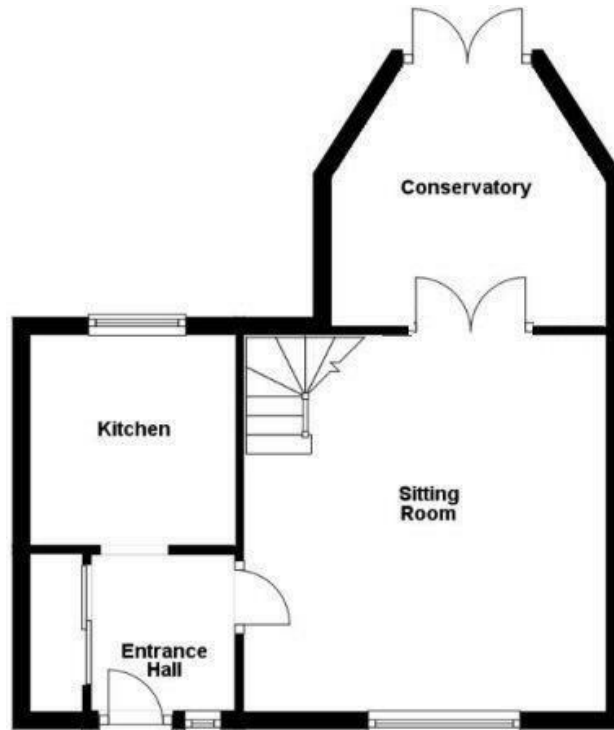
**AGENTS NOTE** - For more information on this property, please refer to the Material Information brochure that can be found on our website.

**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			89
(81-91) B			
(69-80) C		72	
(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 - Freehold

Council Tax Band - B

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.