



Withersfield Road, Haverhill, CB9 9JZ

CHEFFINS

Withersfield Road

Haverhill,
CB9 9JZ

- Two Good Sized Bedrooms
- Spacious Accommodation
- Wooden Flooring Throughout
- Ideal Investment Property or FTP
- Allocated Parking
- Fitted Kitchen
- Open Plan Living Accommodation
- NO ONWARD CHAIN

An immaculately presented two bedroom first floor apartment situated in a popular development within walking distance to the town centre. The property has been improved with matching flooring throughout and benefits from allocated parking. (EPC Rating C).



Guide Price £165,000

ENTRANCE HALL

Door to Airing cupboard, wooden flooring, door to:

SITTING ROOM

5.16m x 4.61m (16'11" x 15'1") Two windows to side, wooden flooring, electric smart heater, open plan to:

KITCHEN

3.27m x 2.26m (10'9" x 7'5") Fitted with a matching range of base and eye level units with worktop space over, one and half bowl stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven, four ring electric hob with extractor hood over, wooden flooring, window to side

BEDROOM 1

3.56m x 3.29m (11'8" x 10'9") Window to side, wooden flooring, electric smart heater.

BEDROOM 2

2.87m x 2.46m (9'5" x 8'1") Window to side, wooden flooring, electric smart heater.

BATHROOM

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, wooden flooring.

LEASE & CHARGES

We have been made aware by the current owner that the lease is 125 years from 1st January 2007. Service charge is currently £934.42 and this includes- gardens, repairs to communal areas, rubbish. The service charge is reviewed annually.

VIEWINGS

By appointment through the Agents.

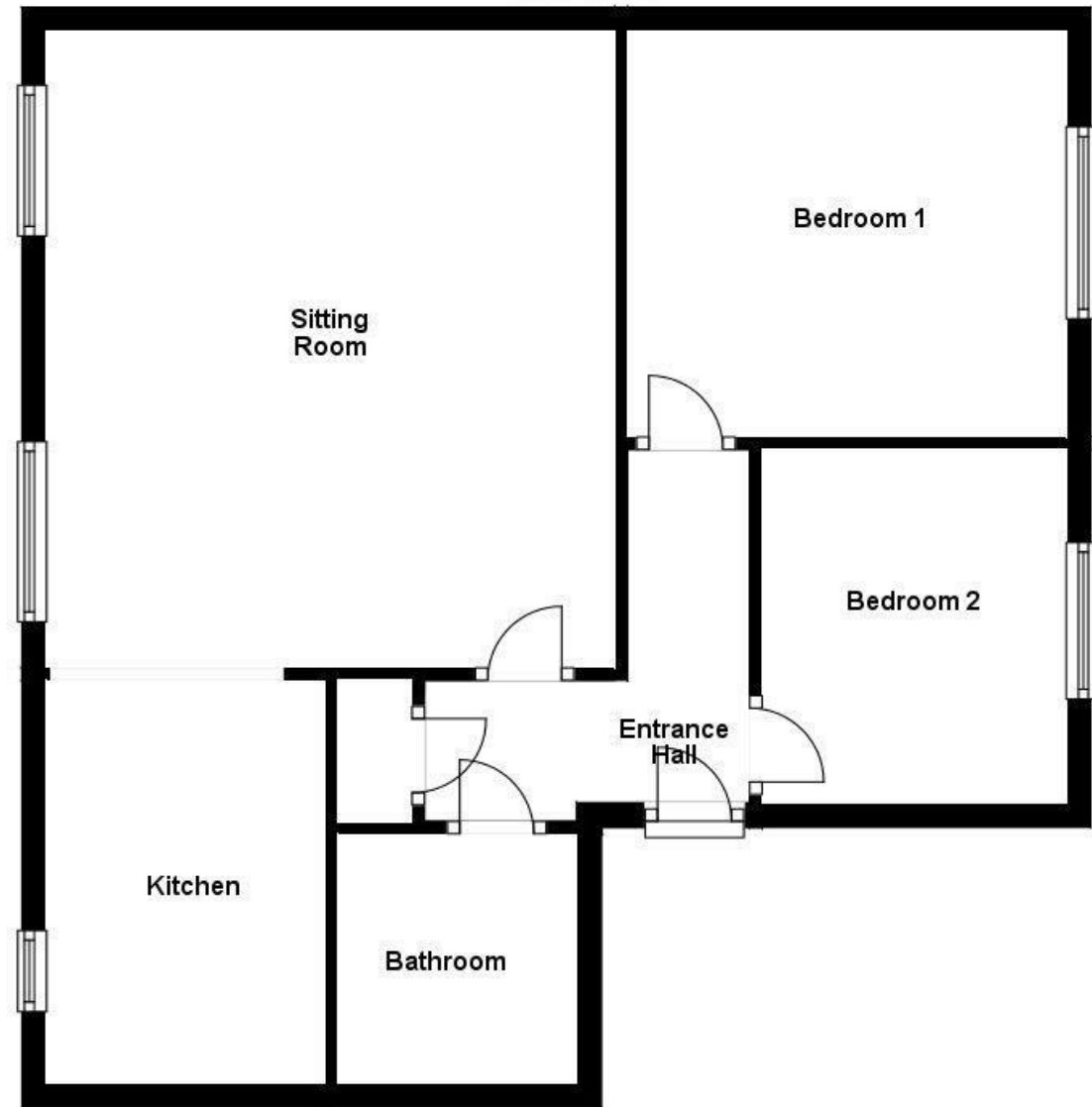


LOCATION

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. Currently facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, snooker and ten-pin-bowling clubs, 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 recent town centre multiplex cinema complex with associated eateries.

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		84
(69-80) C	77	
(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 £165,000

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.