



Mount Road, Haverhill, CB9 8ED

CHEFFINS

Mount Road

Haverhill,
CB9 8ED

- Victorian Property
- Two Bedrooms
- Upstairs Re Fitted Bathroom
- Beautifully Presented
- Re-Fitted Kitchen
- Two Reception Rooms
- Good Sized Rear Gardens
- Permit Parking
- Close To Town

A beautifully presented and much improved Victorian property conveniently located within walking distance to the town centre and its amenities. The property has benefited from a re-fitted kitchen, re-fitted bathroom suite and generous sized rear garden. (EPC Rating E).



Guide Price £219,995





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, 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.

Lounge

Bay fronted window to front, engineered oak brushed flooring, bespoke built in storage housing meters, inset spotlights, radiator.

Dining Room

Large understairs storage cupboard, window to rear, radiator, engineered brushed oak flooring, open plan to kitchen, stairs to landing.

Kitchen

Beautifully designed solid wood kitchen with a range of matching wall and base units, Belfast style sink with mixer taps, space and plumbing for appliances, tiled splashbacks, three windows, inset spotlights, wall mounted gas combi boiler, engineered brushed oak flooring, radiator.

Landing.

Stairs to ground floor, inset spotlights.

Bedroom One

Window to front, storage cupboard with loft access, radiator.

Bedroom Two

Window to rear, radiator.

Bathroom

White suite with P shaped bath with shower over and glass screen, low level WC, pedestal wash hand basin, tiled flooring, tiled walls, heated chrome towel rail, window to rear, extractor fan.

Outside:

Rear: Generous sized rear gardens, enclosed by timber fencing and hedgerow borders, right of way access for neighbouring properties. The gardens is mainly laid to lawn with pathway access.

Material Information

Freehold
Council Tax B
Permit Parking
West Suffolk Council

Special Notes

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

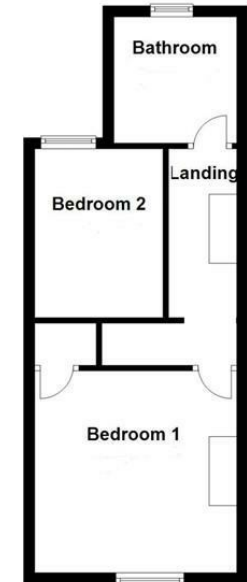
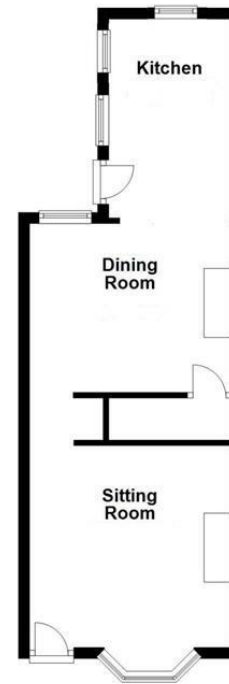
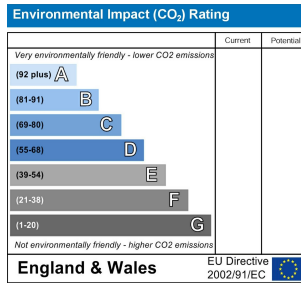
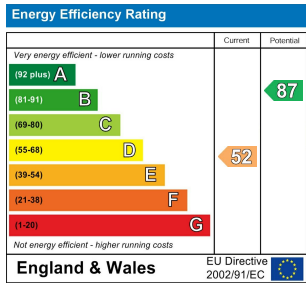
property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

VIEWINGS

By appointment through the Agents.





27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk



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.