



Bergamot Road, Haverhill, CB9 9QH

CHEFFINS

Bergamot Road

Haverhill,
CB9 9QH

- Double Garage & Double Width Driveway
- Cambridge Side Of Town
- Three Reception Rooms
- Four Double Bedrooms
- Gas Central Heating
- Ensuite & Downstairs WC
- Kitchen/Breakfast Room

Beautifully presented four double bedroom modern family home that is situated on a prime location on the Cambridge side of town. Accommodation comprises a kitchen/breakfast room, lounge, dining room, study, bathroom & ensuite. (EPC Rating TBC)

4 2 3

Guide Price £429,995





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 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.

Entrance Hall - door to front, window to side, radiator, storage cupboard, stairs to landing.

Downstairs WC - Suite comprising low level WC, pedestal wash hand basin, window to front, radiator.

Study - 2.79m x 2.18m (9'2" x 7'2") - Window to front, radiator.

Kitchen/Breakfast Room - 4.72m x 2.79m (15'6" x 9'2") - Re fitted kitchen with a range of matching wall and base units with worksurfaces over, eye level double oven with gas hob and extractor hood over, space and plumbing for appliances, tiled flooring, window to rear, door to side, radiator, sink unit with mixer taps, radiator, water softener.

Lounge - 3.62m x 4.93m (11'10" x 16'2") - Patio doors opening onto the garden, electric fire with marble hearth and wood surround, window to rear, radiator.

Dining Room - 3.35m x 2.51m (11'0" x 8'3") - Window to front, radiator.

Landing - Loft access, airing cupboard.

Bedroom One - 3.89m x 3.68m (12'9" x 12'1") - Window to front, radiator.

Ensuite - Suite comprising low level WC, pedestal wash hand basin, power shower, radiator.

Bedroom Two - 3.68m x 2.92m (12'1" x 9'7") - Built in storage cupboard, window to front, radiator.

Bedroom Three - 3.23m x 2.87m (10'7" x 9'5") - Window to rear, radiator.

Bedroom Four - 3.38m x 2.67m (11'1" x 8'9") - Window to rear, radiator.

Family Bathroom - Suite comprising bath with mixer taps and shower over, pedestal wash hand basin, low level WC, radiator, tiled walls, window to rear.

Outside: - Front: Corner plot with laid to lawn gardens enclosed by hedgerow borders.

Double garage & driveway: Parking for four cars leading to garage with up and over doors, power and light connected.

Rear: Attractive mature landscaped gardens enclosed by timber fencing with side gated access, flower bed borders, the majority is laid to lawn with patio seating area, outside tap & power point.

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	80
(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

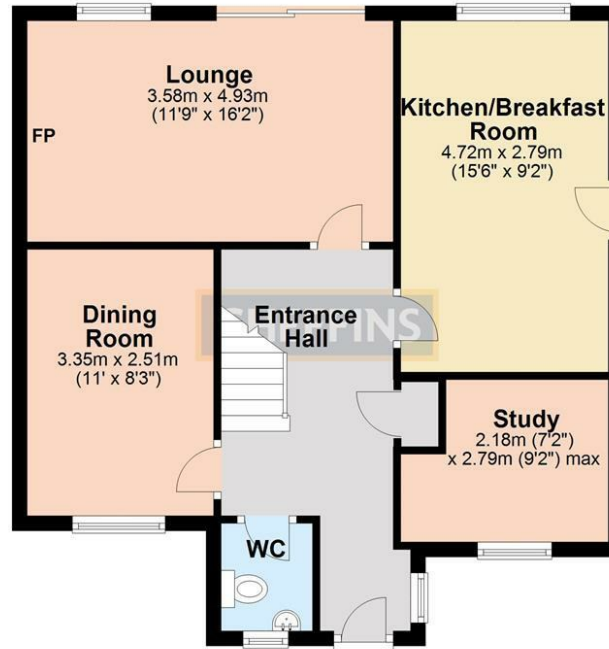
Guide Price £429,995

Tenure - Freehold

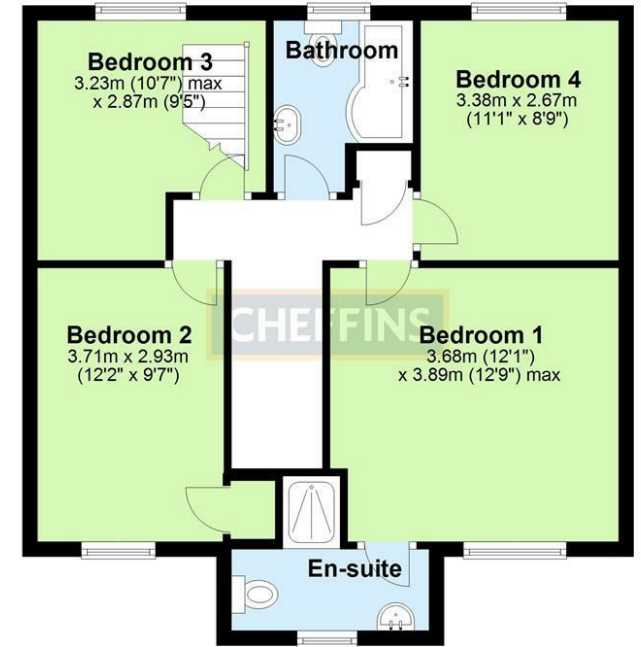
Council Tax Band - E

Local Authority - West Suffolk

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.