



St. James Court, Haverhill, CB9 9AN

**CHEFFINS**



## St. James Court

Haverhill,  
CB9 9AN

Three bedroom mid terrace house situated on the Parkway development. The property has a re-fitted kitchen and would make an ideal First Time Purchase or Investment. The property is being offered with NO ONWARD CHAIN.

### 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, 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.

3 1 1

Guide Price £229,950





## ENTRANCE DOOR

## LOUNGE

12'9" x 11'06" (3.88m x 3.53m) Window to front, radiator.

## KITCHEN/BREAKFAST ROOM

16'4" x 8'5" (4.98m x 2.57m) L shaped room which has recently been refitted with a range of matching wall and base units with worksurfaces over, integral appliance including electric oven with four ring hob and extractor hood, dishwasher and fridge/freezer, plumbing for washing machine, stainless steel sink with mixer taps, tiled flooring, large under cupboard, window to rear, radiator, door to garden.

## STORAGE ROOM

Power and light connected, front and rear access doors into gardens.

## LANDING

Loft access, airing cupboard.

## BEDROOM ONE

11'5" x 10'11" (3.48m x 3.33m) Window to front, radiator, fitted wardrobe.

## BEDROOM TWO

11'9" x 11'1" (3.58m X 3.38m) Window to front, radiator.

## BEDROOM THREE

9'0" x 8'5" (2.74m x 2.57m) Window to rear, radiator.

## BATHROOM

Two piece suite comprising vanity wash hand basin, side panelled bath (chrome shower is fitted above but requires a pump), window to rear, radiator.

## WC

Low level WC, window to side.

## OUTSIDE:

Front: Good sized frontage mainly laid to lawn with pathway leading into front door and access door into storage room.

Rear: Set over three tiers. Access door into storage room.

Agents Note - 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/9-st-james-court-haverhill-cb9-9an/3710420>

## SPECIAL NOTES

1. Negotiations to be made on most fixtures and fittings.

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.

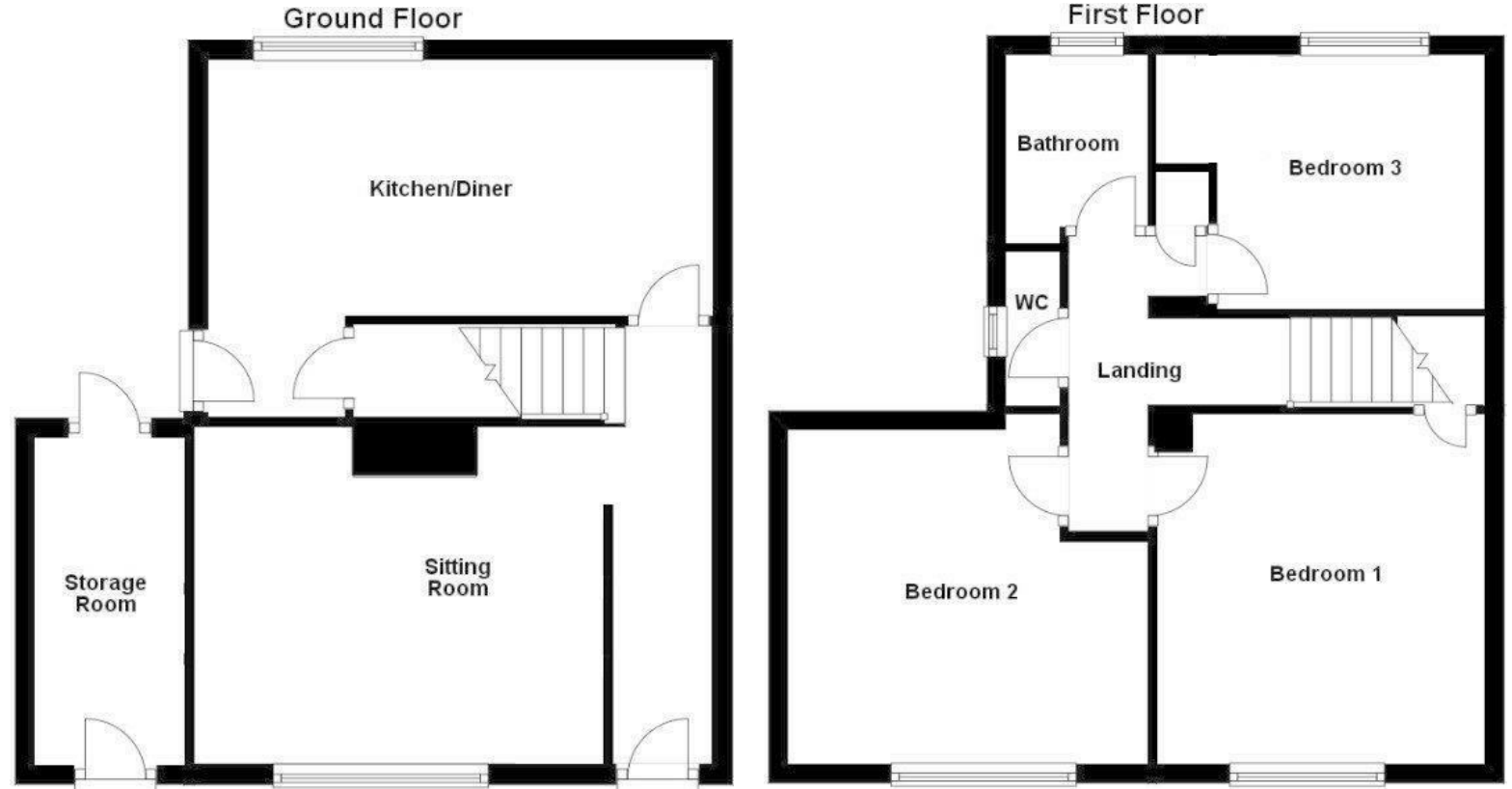
## VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		66	
(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 £229,950  
 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.