



Clarendon Road, Haverhill, CB9 8NH

CHEFFINS

Clarendon Road

Haverhill,
CB9 8NH

A modern two bedroom semi-detached property benefiting from WC, kitchen/breakfast room, lounge, double bedrooms, low maintenance rear garden and allocated parking for two vehicles. (EPC Rating B).

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.



Guide Price £230,000





ENTRANCE HALL

With inset spotlights to ceiling, door to front, doors leading to :

DOWNSTAIRS WC

Suite comprising low level W.C with tiled enclosed cistern, wall mounted wash hand basin, tiled flooring, extractor fan, inset spotlights, radiator.

KITCHEN/BREAKFAST ROOM

11' 9" x 7' 10" (3.58m x 2.39m) Fitted with a range of matching wall and base units with work surfaces over, stainless steel sink unit with mixer tap over, space for fridge freezer, inset electric hob with electric oven under, plumbing for washing machine, wall mounted gas boiler, tiled flooring, inset spotlights, window to front, window to side, radiator.

LOUNGE

11' 9" x 9' 8" (3.58m x 2.95m) French doors opening onto rear garden, inset spotlights, window to front, under stairs storage cupboard, radiator, TV aerial point, thermostat, stairs to leading to first floor.

LANDING

With inset spotlights, doors to :

BEDROOM 1

11' 9" x 8' 11" (3.58m x 2.72m) Window to front, window to side, radiator.

BEDROOM 2

11' 9" x 7' 5" (3.58m x 2.26m) Window to front, window to side, radiator, loft access, storage cupboard.

BATHROOM

Suite comprising low level WC with tiled enclosed cistern, side panelled bath with shower over and glass screen, wall mounted wash hand basin, tiled flooring, tiled walls, extractor fan, inset spotlights, chrome heated towel rail.

OUTSIDE:

The low-maintenance garden is located to the rear of the property and comprises a mixture of paving and shingle with lawn to the raised areas, enclosed on one side by the house wall and to the others by timber fencing with a gate giving access to the block paved parking area. The property has two allocated parking spaces for cars.

MATERIAL INFORMATION

Freehold
Council Tax B
West Suffolk Council

VIEWINGS

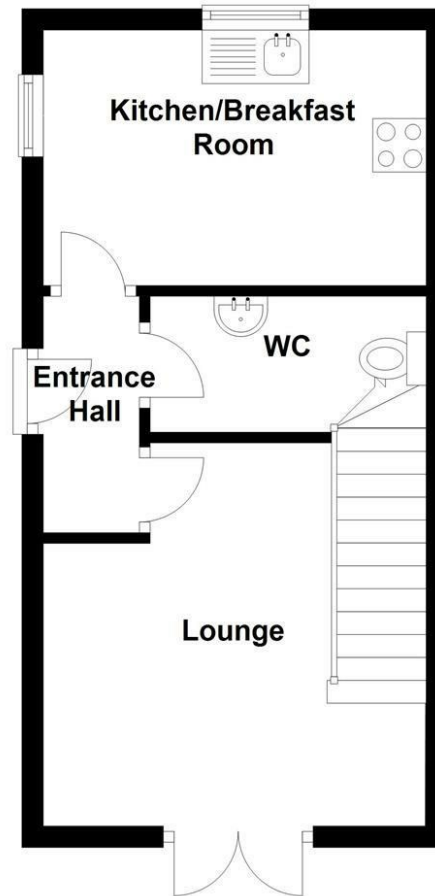
By appointment through the Agents.

SPECIAL NOTES

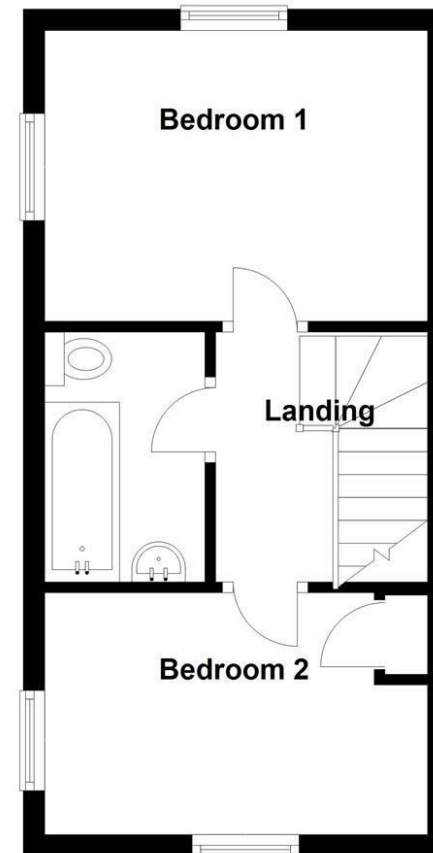
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. 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.



Ground Floor



First Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	97
(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 £230,000

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.

