



Eden Road, Haverhill, CB9 8DX

CHEFFINS

Eden Road

Haverhill,
CB9 8DX

A two bedroom Victorian terrace house close to the town centre. The property has two reception rooms and a re fitted kitchen & first floor bathroom. NO ONWARD CHAIN (EPC Rating TBC).

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.

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.

2 1 2

£185,000



**Lounge**

Red brick feature fireplace & TV stand. Redbrick enclosed meters, window to front, radiator

Dining Room

Open plan to kitchen, stairs to landing, door to rear garden, radiator.

Kitchen

Re fitted kitchen with a range of matching wall and base units, built in electric oven and electric hob, sink with mixer taps, space and plumbing for appliances, wall mounted gas boiler, tiled splashbacks, window to side, tiled flooring.

Landing

Loft access

Bedroom One

Window to front, feature cast iron fireplace,

Bedroom Two

Window to rear, radiator.

Bathroom

Suite comprising low level WC, pedestal wash hand basin, window to rear, radiator.

Outside:

Rear: Enclosed by timber fencing, gated rear access, low maintenance gardens being mainly laid to paving

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.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (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 | |

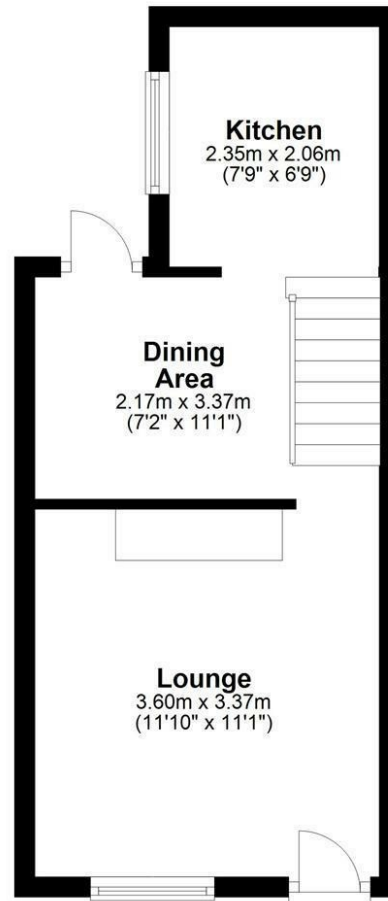
£185,000

Tenure - Freehold

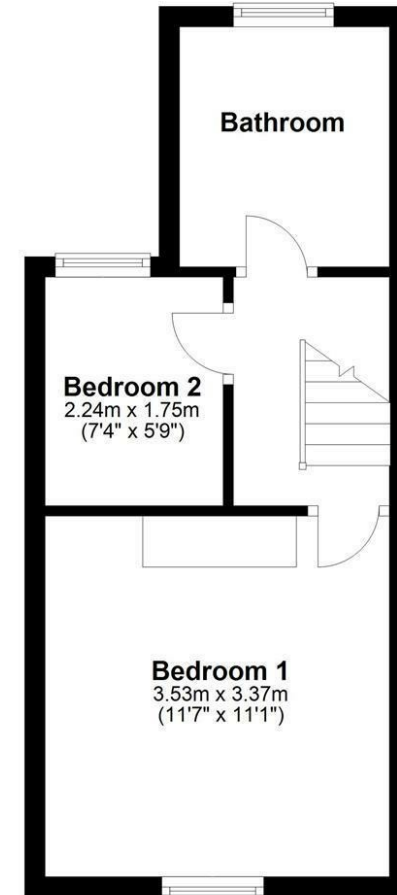
Council Tax Band - B

Local Authority - WEST SUFFOLK

Ground Floor



First Floor



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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.