



Lowry Close, Haverhill, CB9 7GH

CHEFFINS

Lowry Close

Haverhill,
CB9 7GH

A three bedroom detached family home located on the popular Cambridge side of town. The property benefits from a separate kitchen & dining room, ensuite to the master bedroom, garage & drive and rear garden. NO ONWARD CHAIN EPC Rating C.

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 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.



Guide Price £295,000





GROUND FLOOR

ENTRANCE HALL

Radiator, stairs to first floor, built in under-stairs storage cupboard door to:

WC

Fitted with two piece suite comprising, wash hand basin with mixer tap and low-level WC.

SITTING ROOM

Window to front, radiator, feature fireplace, door to:

DINING ROOM

Radiator, doors to rear garden, door to:

KITCHEN

Fitted with a matching range of base and eye level units with worktops over, sink, oven with hob with extractor fan over, window to rear.

FIRST FLOOR

BEDROOM ONE

Window to rear, radiator, door to:

ENSUITE

Fitted with three piece suite comprising shower cubicle with shower over and screen and low-level WC, window to rear.

BEDROOM TWO

Window to front, radiator.

BEDROOM THREE

Window to front, radiator, door to storage cupboard, door to airing cupboard.

BATHROOM

Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, window to side.

OUTSIDE

There is a pleasant garden to the rear of the property with patio area. There is a single garage and driveway to the front.

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

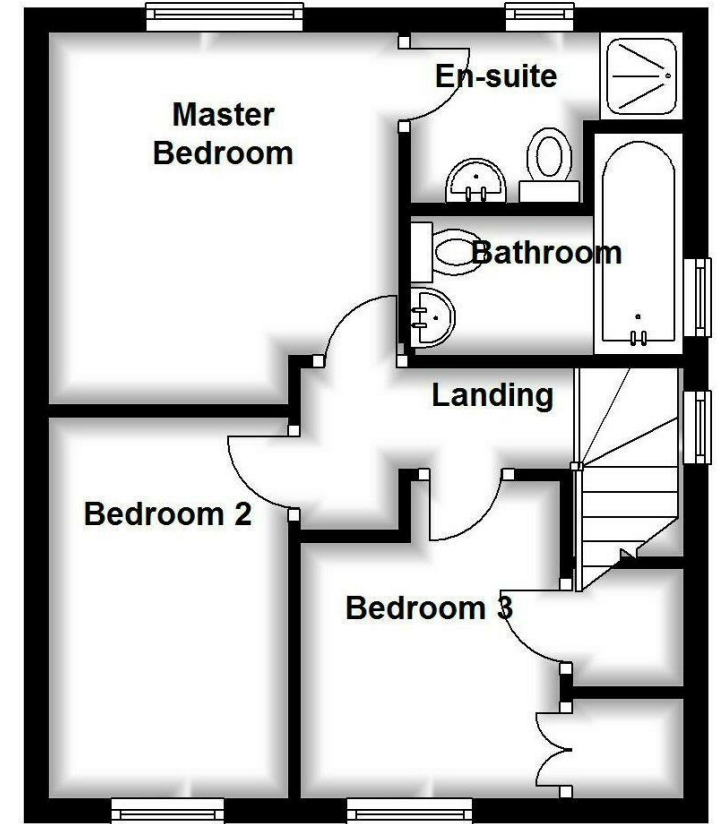
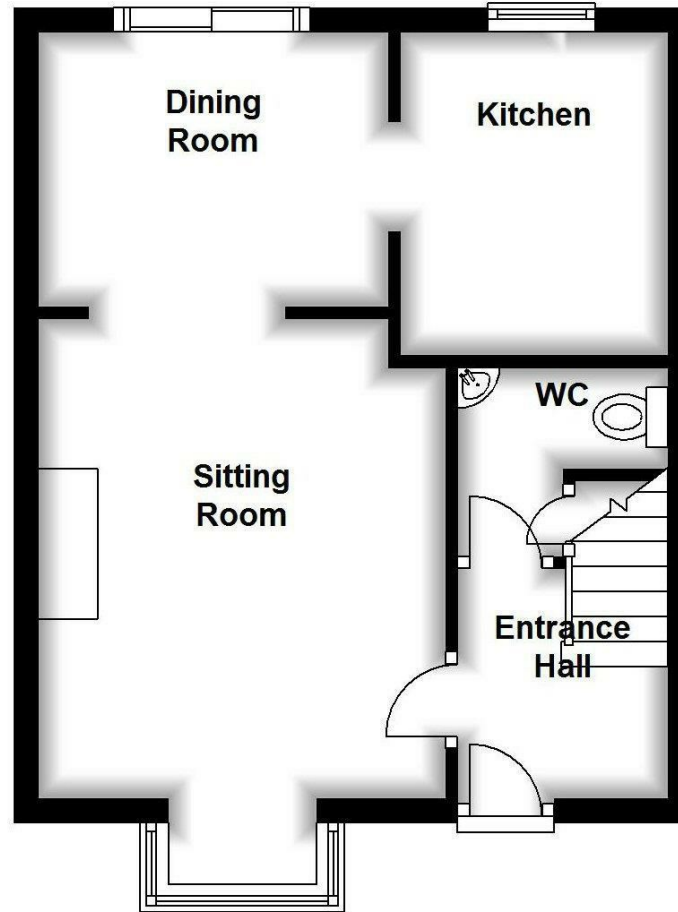
VIEWINGS By appointment through the Agents.

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	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	
England & Wales	EU Directive 2002/91/EC

Guide Price £295,000

Tenure - Freehold

Council Tax Band - C

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.