



Vanners Road, Haverhill, CB9 8NR



Vanners Road

Haverhill,
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An immaculately presented and conveniently located three bedroom, semi detached property situated near the town centre, with the added benefit of driveway and low maintenance front and rear garden. EPC RATING C.

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, gymnasia, 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.



Offers In Excess Of £300,000





ENTRANCE HALL

Stairs to first floor landing, doors to:

WC

Frosted window, low level WC, radiator, vanity unit with sink and mixer tap, radiator, ceiling spot light.

SITTING ROOM

15'1" x 11'10" (4.62m x 3.63m)

Window to front, radiator, understairs storage space, door to:

KITCHEN/DINING ROOM

14'9" x 10'2" (4.50m x 3.10m)

Window to rear, french doors to the rear garden. Comprising of single bowl sink unit with mixer tap, base and eye level cupboards, space and plumbing for washing machine, four ring gas hob, electric oven, extractor hood, space for fridge/freezer, wall mounted gas fired boiler, radiator.

LANDING

Window to side, access to loft space, built in airing cupboard, built in storage cupboard, doors to:

BEDROOM ONE

12'2" x 8'1" (3.73m x 2.48m)

Window to rear, radiator, built in double wardrobes.

BEDROOM TWO

9'3" x 8'5" (2.82m x 2.58m)

Window to front, radiator, built in full width wardrobes with sliding door.

BEDROOM THREE

9'1" x 6'5" (2.78m x 1.98m)

Window to rear, radiator.



BATHROOM

Window to front, comprising three piece suite, P shaped bath with shower screen, mixer taps and shower attachment, low level WC, pedestal wash hand basin with mixer tap, radiator, heated towel rail.

REAR GARDEN

Beautiful low maintenance rear garden with composite decked/patio area with a large fixed sun canopy over. The main garden is laid to AstroTurf, resin pathway up to a seating area, raised flower borders edged by sleepers, fully enclosed, outside lighting and tap, side access gate to the front.

FRONT GARDEN AND PARKING

Double length parking, front garden laid to AstroTurf, hedging.

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

Special Notes - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

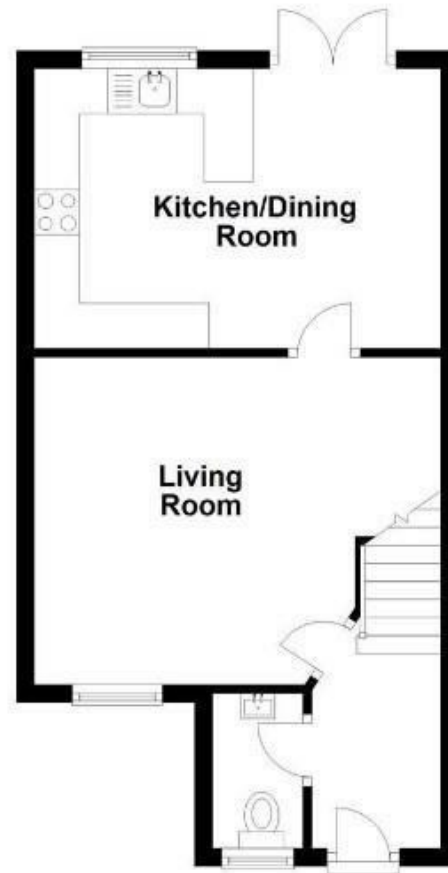
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

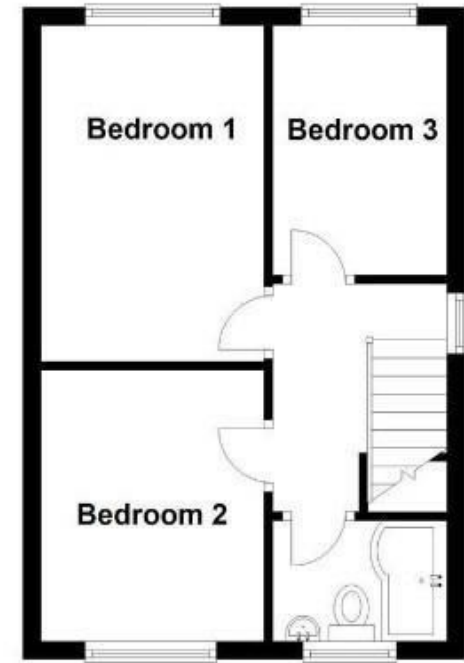


Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Ground Floor
Approx. 35.3 sq. metres (380.4 sq. feet)



First Floor
Approx. 30.8 sq. metres (331.0 sq. feet)



Total area: approx. 66.1 sq. metres (711.4 sq. feet)

Offers In Excess Of £300,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk Council



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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.