



Green Road, Haverhill, CB9 0PQ

**CHEFFINS**



## Green Road

Haverhill,  
CB9 0PQ

A beautifully presented three bedroom semi-detached property occupying a private position benefiting from an open plan lounge/dining room, private rear garden with garage and driveway. (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 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 £299,950**







## ENTRANCE HALL

Radiator, stairs leading to the first floor, storage cupboard, door to:

## WC

Fitted suite comprising pedestal wash hand basin and low-level WC, radiator.

## KITCHEN

2.61m x 2.46m (8'7" x 8'1")

Fitted with a matching range of base and eye level units with round edged worktops, stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer and washing machine, built-in electric fan assisted oven, induction hob with extractor hood over, window to front, radiator, wall mounted gas boiler.



## LOUNGE/DINER

4.54m x 3.60m (15'3" x 11'10")

Window to rear, two radiators, double doors to garden, under-stairs storage cupboard.

## FIRST FLOOR

## LANDING

With storage cupboard, door to:



## BEDROOM ONE

3.83m x 2.84m (12'7" x 9'4")

Window to rear, radiator.

## BEDROOM TWO

3.52m x 2.56m (11'6" x 8'5")

Window to front, radiator.

## BEDROOM THREE

2.44m x 1.84m (8'0" x 6'0")

Window to rear, radiator.

## FAMILY BATHROOM

Fitted suite comprising panelled bath with shower attachment over, mixer tap and glass screen, pedestal wash hand basin with mixer tap, low-level WC, shaver point, obscure window to front, two radiators.

## OUTSIDE

To the front of the property is an area of lawn enclosed by some small flowering shrubs. A paved pathway leads to the front entrance door. The rear garden is mainly laid to lawn and is enclosed by timber fencing. A gated access leads to the:

## GARAGE AND DRIVEWAY

The garage has power connected, with up and over door and eaves storage space, is attached to the property, accessed via a small driveway to the rear of the house, providing parking for one car.

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

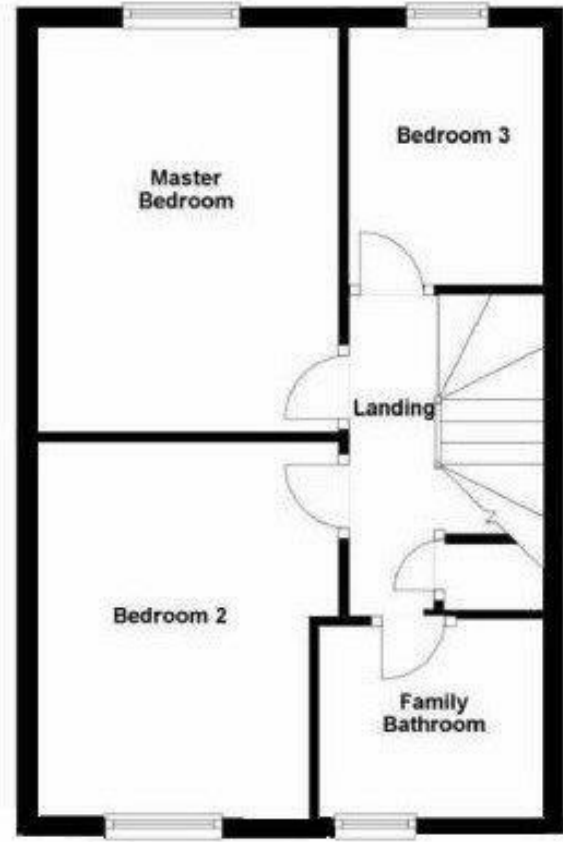
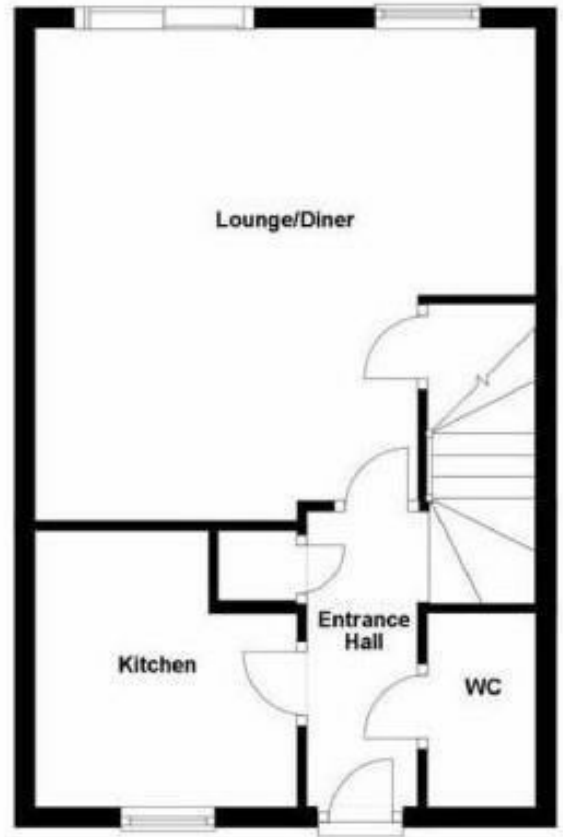
SERVICE CHARGE - We have been made aware by the current vendors that there is an annual service charge for the upkeep of the development. They have advised this is in the region of £250 p.a

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	
	Potential
Very energy efficient - lower running costs	92
(92 plus) A	
(81-91) B	78
(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 £299,950  
 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.