



Shipp Close, Haverhill, CB9 7LN





## Shipp Close

Little Wratting, Haverhill,  
CB9 7LN

A recently constructed three bedroom semi detached townhouse benefiting from many fine features including an open plan living area, WC, generous master bedroom suite and allocated parking for two vehicles. (EPC Rating B)

3 1 1

Offers In Excess Of £250,000





ENTRANCE HALL Stairs to first floor, radiator.

KITCHEN/LIVING 22' 2" x 12' 2" max (6.76m x 3.71m) Window to front. Fitted with a matching range of base & eye level units with worktops over, inset sink & drainer. Integrated oven & gas hob with extractor hood over. Space & plumbing for washing machine & fridge/freezer. Breakfast bar, open plan to:

LIVING AREA French double doors providing access to the garden.

WC Fitted with a two piece suite comprising wash basin, low level WC, radiator.



BEDROOM 2 12' 2" x 7' 10" (3.71m x 2.39m) Window, radiator.

BEDROOM 3 12' 2" x 7' 10" (3.71m x 2.39m) Window, radiator.

BATHROOM Fitted with a three piece comprising panelled bath, low level WC, wash hand basin, radiator, extractor fan.

MASTER BEDROOM 22' 1" x 8' 11" (6.75m x 2.74m) Two Velux windows, radiator.

OUTSIDE The rear garden is generally laid to grass and enclosed by timber fencing.



ALLOCATED PARKING The property has the benefit of two allocated parking spaces at the front of the property.

SERVICE CHARGE We have been advised there is a service charge payable for the upkeep of the development. The service charge is £110.00 p.a

AGENTS NOTE

Tenure - Freehold

Council Tax Band - C

Property Type - Mid Terrace

Property Construction - Brick with tiled roof

Parking - Two allocated parking spaces situated to the front of the property.

Number & Types of Room - Please refer to floor plan

Square Footage 538 sq ft

Service Charge We have been advised there is a service charge payable for the upkeep of the development. The service charge is £102.69 p.a

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Mains gas heating to radiators

Broadband - Super Fast Fibre broadband is available

Mobile Signal/Coverage - Likely

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) <b>A</b>	<b>98</b>
(81-91) <b>B</b>	<b>83</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Offers In Excess Of £250,000  
 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.