



Betony Walk, Haverhill, CB9 7YB



## Betony Walk

Haverhill,  
CB9 7YB

A spacious three bedroom mid terrace property occupying an enviable position fronting onto open greenspace on the well regarded Chimswell development. The property has a kitchen / dining room, WC and generous Sitting Room. Offered for sale with 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 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.



Asking Price £215,000





## GROUND FLOOR

**ENTRANCE HALL** Stairs, door to Storage cupboard.

**WC** Obscure window to front, fitted with two piece suite comprising wash hand basin and low-level wc.

**SITTING ROOM** 5.34m x 3.07m (17'6" x 10'1") Window to rear, open plan to Kitchen/Diner, double door to:

**BEDROOM 3** 2.66m x 2.27m (8'9" x 7'5") Window to rear, door to wardrobe.

**SHOWER ROOM** Fitted with three piece suite comprising shower area, wash hand basin and low-level WC, obscure window, radiator.

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

There is communal parking available.



**CONSERVATORY** PVCu construction with polycarbonate roof, window to rear, french double doors to garden.

**KITCHEN/DINER** 4.82m x 2.68m (15'10" x 8'9") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, plumbing for washing machine, space for fridge/freezer, electric oven, four ring gas hob with extractor hood over, window to front, radiator.

**VIEWINGS** By appointment through the selling 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.



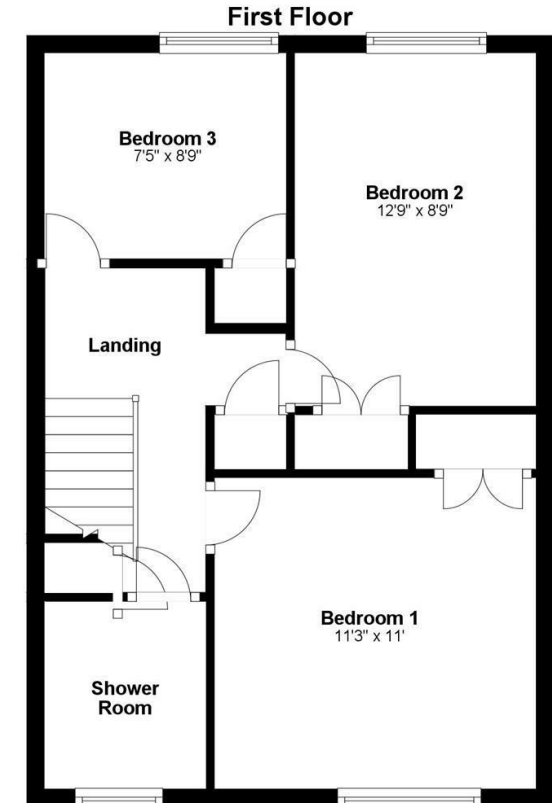
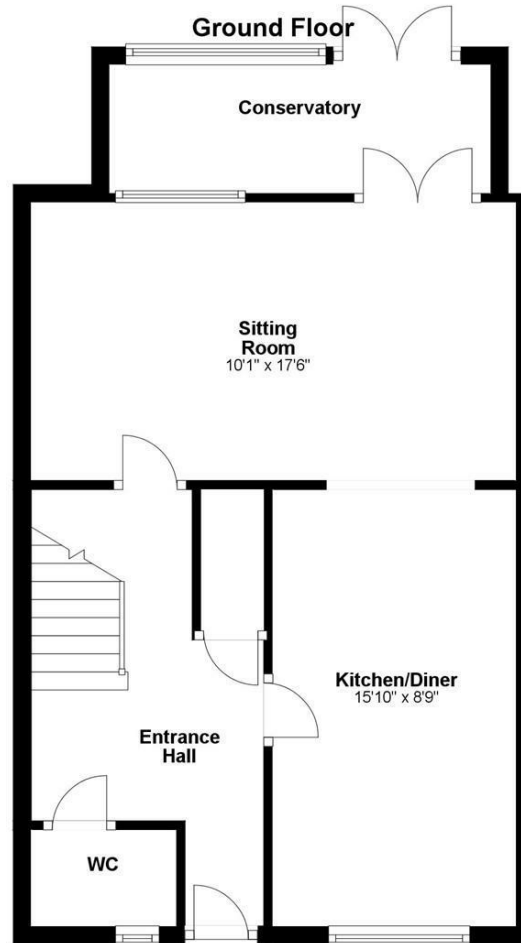
## FIRST FLOOR

**LANDING/DINER** 4.82m x 2.68m (15'10" x 8'9") Door to Airing cupboard, door to Storage cupboard, door to:

**BEDROOM 1** 3.43m x 3.35m (11'3" x 11') Window to front, radiator, double door to wardrobe.

**BEDROOM 2** 3.90m x 2.66m (12'9" x 8'9") Window to rear, radiator, double door to wardrobe.

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>	86
(81-91) <b>B</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>74</b>	
England & Wales	EU Directive 2002/91/EC

Asking Price £215,000

Tenure - Freehold

Council Tax Band - B

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.