



Wratting Road, Haverhill, CB9 0DA

**CHEFFINS**

## Wratting Road

Haverhill,  
CB9 0DA

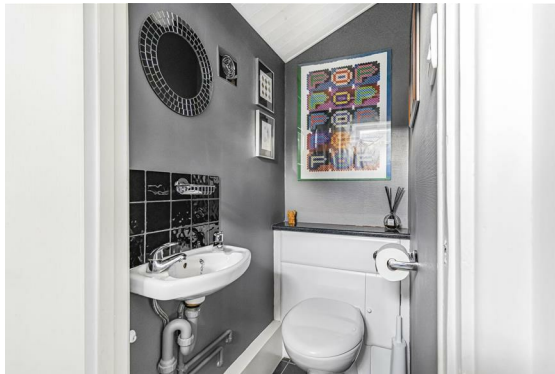
- Rarely Available Victorian Residence
- Close To Local Amenities
- Generous Living Accommodation
- Three Bedrooms
- Beautiful & Secluded Rear Garden
- Solar Panels
- Large Garage & Driveway
- Freehold

An immaculately presented and rarely available three bedroom Victorian residence occupying an elevated position within close proximity to the town centre and its amenities. The property offers versatile living accommodation a wonderful and secluded rear garden, solar panels garage and driveway. (EPC Rating D)

3 1 2

## Offers In The Region Of £425,000





## LOCATION

## ENTRANCE HALL

Stairs, door to:

## SITTING ROOM

12'0" x 10'11" (3.67m x 3.33m)

Bay window, radiator, fireplace with wood burner.

## DINING ROOM

12'2" x 12'1" (3.72m x 3.72m)

Fireplace, radiator, door to storage cupboard, window to side, door to study, door to:

## KITCHEN

14'11" x 8'9" (4.54m x 2.67m)

Fitted eye and base level units, plumbing for dish washer, gas hob with extractor over, electric oven, one and half bowl sink, storage cupboard, window to side, door to:

## UTILITY

8'6" x 8'3" (2.58m x 2.52m)

Fitted with base units, plumbing for washing machine, space for fridge/freezer, boiler, stainless steel sink, radiator, window to rear.

## REAR HALL

Door to garden, Water softener, door to:

## WC

Two piece suite comprising of low level wc and sink.

## STUDY

9'11" x 9'11" (3.01 x 3.01m)

Radiator, window to rear, door to:

## CONSERVATORY

10'0" x 9'4" (3.05m x 2.84m)

Power and lighting connected, polycarbonate roof.

## FIRST FLOOR

### HALLWAY

Storage cupboard, door to:

### BEDROOM ONE

14'10" x 12'0" (4.53m x 3.66m)

Bay window, fitted wardrobes, radiator.

### BEDROOM TWO

9'10" x 9'10" (3.00m x 3.00m)

Window to front, radiator.

### BEDROOM THREE

9'8" x 8'8" (2.95m x 2.65m)

Window to rear, radiator.

## BATHROOM

Four piece suite comprising of roll top bath, shower enclosure, low level wc, pedestal sink, heated towel rail, airing cupboard, window to rear.

## DOUBLE GARAGE

19'9" x 15'9" (6.01m x 4.80m)

Electric roller door, electric and power connected, window to rear, side access door.

## STUDIO/GARDEN ROOM

8'0" x 8'0" (2.43m x 2.43m)

Power connected, French doors, dual double glazed windows to sides.

## FRONT GARDEN

Steps leading up to the property with iron railings either

side, laid to lawn, side access to rear garden.

## REAR GARDEN

Immediate paved area to rear and side of the property for seating areas, pathway leading up the garden to a timber shed, studio/garden room with mature shrubs and hedges.

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

This property has solar panels on the roof, supplementing mains electricity supply.

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		
(92-100) A		
(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	82	66
EU Directive 2002/91/EC		

Offers In The Region Of £425,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - west Suffolk

## Approximate Gross Internal Area 1420 sq ft - 132 sq m

Ground Floor Area 794 sq ft - 74 sq m

First Floor Area 562 sq ft - 52 sq m

Garage Area 311 sq ft - 29 sq m

Outbuilding Area 64 sq ft - 6 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

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