



Kelvin Drive, Haverhill, CB9 7SX

**CHEFFINS**



## Kelvin Drive

Withersfield, Haverhill,  
CB9 7SX

A truly immaculate and beautifully presented three bedroom property situated on a highly desirable development on the Cambridge side of town. The property benefits from many fine features including a kitchen / diner, master bedroom with ensuite facilities, single garage and driveway. (EPC Rating B).

### 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, gymnasium, 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.

3 2 1

**Guide Price £300,000**





## GROUND FLOOR

ENTRANCE HALL Radiator, stairs, door to:

WC Fitted with two piece suite comprising wash hand basin and low-level wc, radiator.

KITCHEN/DINER 5.00m x 3.01m (16'5" x 9'10") Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven, four ring gas hob with extractor hood over, window to front, box window to side, two radiators.

SITTING ROOM 5.00m x 3.00m (16'5" x 9'10") Window to front, two radiators, french double doors to garden.

## FIRST FLOOR

BEDROOM 1 3.74m x 3.12m (12'3" x 10'3") Dual aspect windows, radiator, door to:

EN-SUITE SHOWER ROOM Fitted with three piece suite comprising double shower enclosure, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan.

BEDROOM 2 3.00m x 2.86m (9'10" x 9'5") Dual aspect windows, radiator.

BEDROOM 3 3.00m x 2.14m (9'10" x 7') Window, radiator.

BATHROOM Fitted with three piece suite comprising panelled bath with shower over,

pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, obscure window.

GARAGE & DRIVEWAY The property has the benefit of a single garage with up and over door, with an allocated space located in front.

SERVICE CHARGE - We have been made aware there is a service charge payable for the upkeep of the development. The vendor has advised this is £178.13.

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

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.

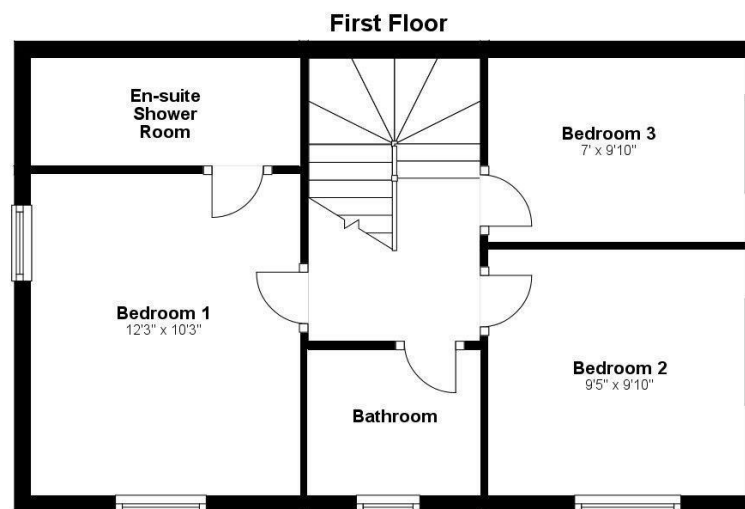
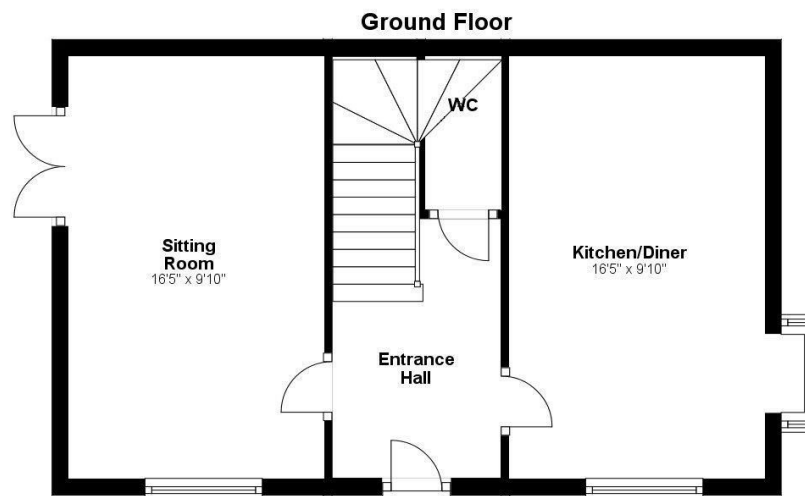
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		95
(81-91) <b>B</b>	83	
(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		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £300,000  
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.