



Crowland Road, Haverhill, CB9 9LF

CHEFFINS

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Haverhill,
CB9 9LF

An extended and beautifully presented two bedroom Victorian Cottage occupying a convenient position close to the town centre and its amenities. The property is presented to a high standard and boasts an impressive open plan Kitchen / Dining Area, generous rear garden and is offered for sale with no onward chain. (EPC Rating D)

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.

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Guide Price £225,000





LOUNGE (3.53m x 3.4m) 11' 7" x 11' 2" Feature fireplace with a built in t.v unit, window to front, Victorian style radiator, door to front.

DINING ROOM (4.29m x 3.53m) 14' 1" max x 11' 7" Open plan Dining Area, door into lounge, high ceilings, under stairs storage cupboard, Victorian style radiator, stairs to landing, feature fireplace.

KITCHEN/BREAKFAST ROOM (4.62m x 3.48m) 15' 2" x 11' 5" An impressive kitchen area with a centre island housing the gas hob with extractor hood over, Karndean flooring, range of wall and base units, integral Neff appliances including two electric eye level ovens, space for washing/dryer, integrated fridge freezer, one and half bowl sink unit built into work surfaces, inset spotlights, three sky light windows, open plan room into dining room, window to rear, door to rear gardens.

W.C Tiled flooring, low level WC, vanity wash hand basin, window to rear, radiator.

LANDING:

BEDROOM ONE (3.28m x 2.97m) 10' 9" x 9' 9" max" (Measurements to fitted wardrobes) high ceilings, fitted wardrobes with sliding doors, window to rear, feature fireplace, Victorian style radiator.

BATHROOM Fitted suite comprising side panelled bath with mixer taps and shower attachment over, low level W.C, vanity wash hand basin, shower cubicle with waterproof shower panels, inset spotlights, heated towel rail, window to rear.

BEDROOM TWO (3.56m x 3.43m) 11' 8" x 11' 3" Storage cupboard, high ceilings, picture rails, striped pine door, window to front, feature fireplace, Victorian style radiator.

OUTSIDE On leaving the Kitchen steps lead up to a raised decked area providing an ideal area for seating and entertaining, with electric points. The remainder of the garden is laid to lawn and enclosed by timber fencing with metal shed which will remain.

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

RIGHT OF WAY There is a right of way access the rear of the property to allow access to the neighbouring garden.

Viewings Strictly 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.

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) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	57	84	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Guide Price £225,000

Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

Ground Floor



First Floor



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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.