



Ross Close, Haverhill, CB9 0LQ

**CHEFFINS**



## Ross Close

Haverhill,  
CB9 0LQ

A significantly updated three bedroom detached bungalow presented to a high specification throughout. The property has a stunning open plan kitchen / living area, re-fitted shower room, solar panels, single garage and drive. Offered for sale with no onward chain (EPC Rating A)

### LOCATION

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 provide 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 £350,000**





**ENTRANCE HALL** Radiator, door to Storage cupboard, door to:

**SHOWER ROOM** Recently re-fitted with three piece suite comprising shower enclosure, vanity wash hand basin, low-level WC and heated towel rail, extractor fan, underfloor heating, obscure window.

**BEDROOM 2** 3.07m x 2.10m (10'1" x 6'11") Window, radiator.

**BEDROOM 1** 3.63m x 3.05m (11'11" x 10') max Window, radiator.

**BEDROOM 3** 3.05m x 2.19m (10' x 7'2") Window, radiator.

**KITCHEN AREA** 5.55m x 3.07m (18'3" x 10'1") Re-fitted with a matching range of base and eye level units, 1½ bowl sink with mixer tap, integrated fridge, freezer, dishwasher and washing machine, eye level electric double oven, four ring induction hob with extractor hood over, dual aspect windows, underfloor heating, open plan to:

**LOUNGE AREA** 4.63m x 3.05m (15'2" x 10') Underfloor heating, sliding patio doors to Conservatory.

**CONSERVATORY** Half brick and PVCu construction with polycarbonate roof and power and light connected, radiator, French double doors to garden.

**GARAGE & DRIVEWAY** The property has the benefit of single garage with power and lighting, driveway which provides off road parking for one vehicle.

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

**SOLAR PANELS** - The property has the benefit is Solar Panels fitted which contribute to the electricity usage. Solar Panels have their own Battery Storage and certified for in-feed to the Grid for Cost effective energy use and are freehold with the property (ie no Tie to leasing of infrastructure)

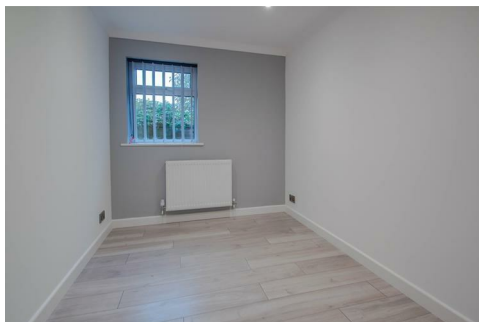
**VIEWINGS** By appointment through the Agents.

**SPECIAL NOTES** 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

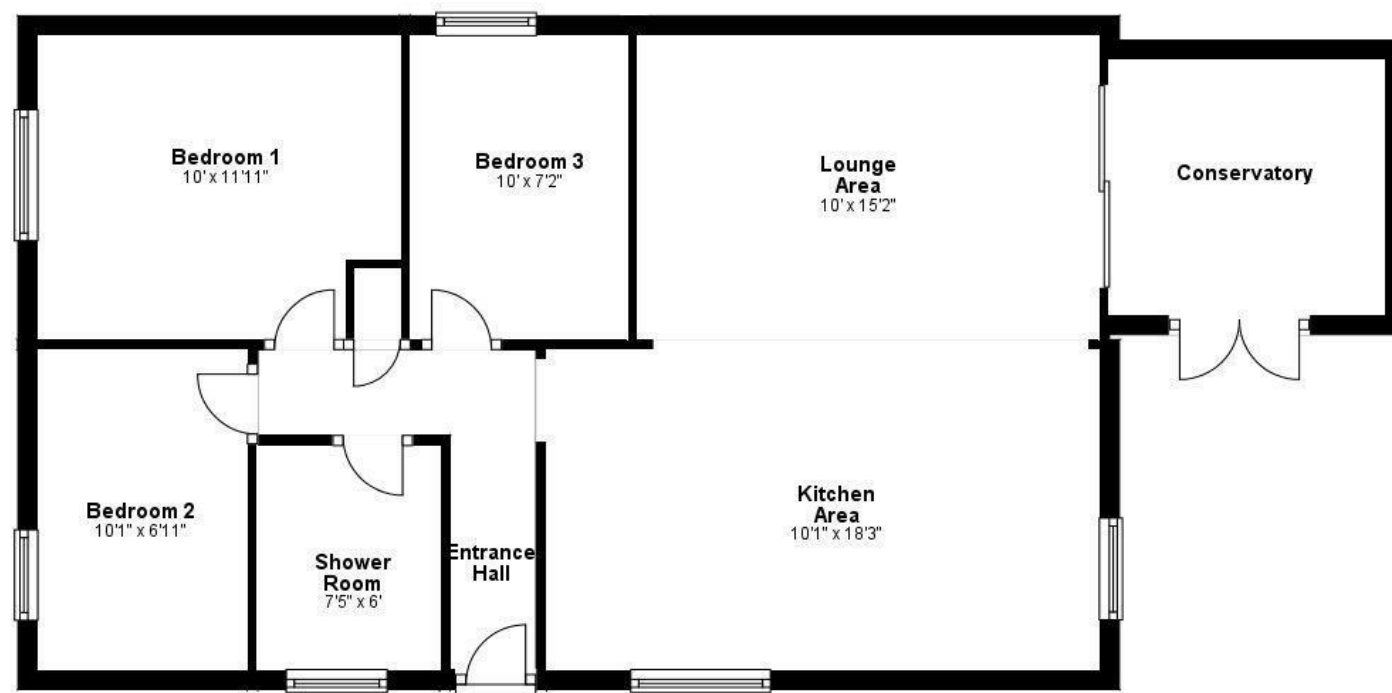
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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>	98	100
(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		
England & Wales	EU Directive 2002/91/EC	



Guide Price £350,000

Tenure – Freehold

Council Tax Band – D

Local Authority – West Suffolk

**Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.**

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>  
27A High Street, Haverhill, CB9 8AD | 01440 707076 | [cheffins.co.uk](http://cheffins.co.uk)



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.