



Burnt House Close, Haverhill, CB9 7WB

CHEFFINS

Burnt House Close

Haverhill,
CB9 7WB

A delightful 3 bedroom semi - detached house, situated on the Cambridge side of Haverhill, overlooking the green. The property benefits from a downstairs WC, 3 bedrooms, and an enclosed, easy to manage, rear garden, and a garage. (EPC 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, 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 1 2

Guide Price £270,000





Kitchen

1.68 x 1.76m (5'6" x 5'9") Front facing window looking over green. Matching base and wall units, stainless steel sink. Space for appliances.

Living Room

4.87m x 4.56m (15'11" x 14'11") Laminate flooring. French doors leading to conservatory. Rear window. Access to under stair storage.

Conservatory

2.86m x 3.97m (9'4" x 13'0") Double doors to garden. Part brick build.

Cloakroom

WC. Sink. Frosted glass window.

Principal Bedroom

3.69m x 2.58m (12'1" x 8'5") Windows with views of the rear garden. Carpets. Radiator.

Bedroom 2

2.46m x 2.58m (8'0" x 8'5") Front facing window with views of green. Carpets. Radiator.

Bedroom 3

2.76m x 1.88m (9'0" x 6'2") Window with views of rear garden. Carpet. Radiator.

Bathroom

2.46m x 1.88m (8'0" x 6'2") Three Piece suite. Frosted glass windows.

Garden

The rear garden is predominantly laid to lawn and enclosed by timber fencing.

Garage

Single Garage

Agents Note

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		
(92-100) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £270,000

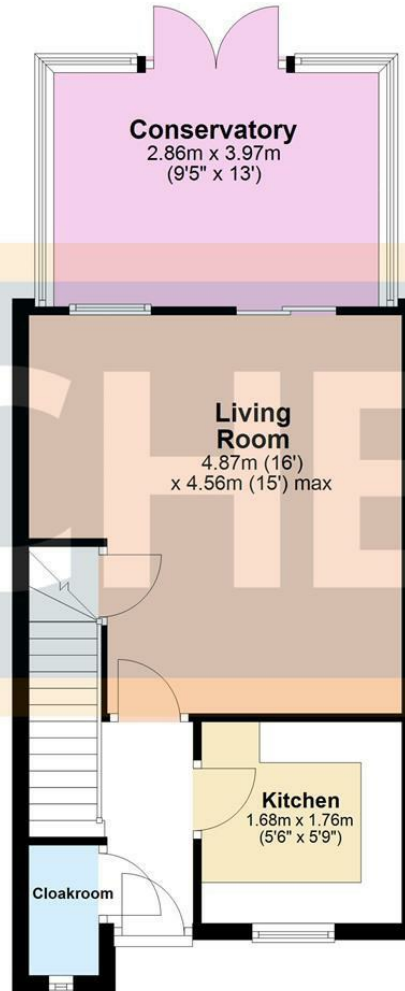
Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk

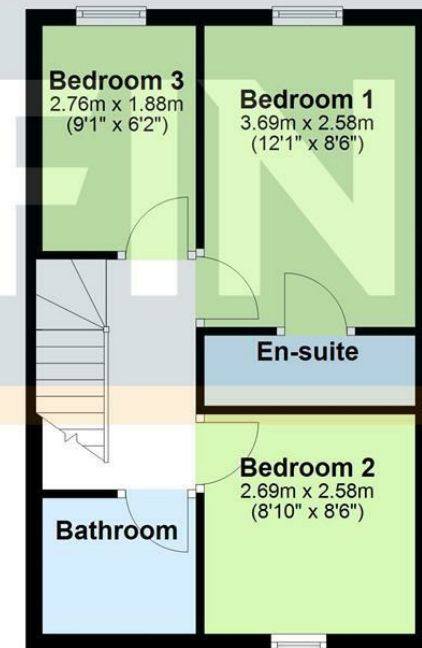
Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



First Floor

Approx. 33.9 sq. metres (365.3 sq. feet)



Total area: approx. 77.1 sq. metres (830.0 sq. feet)

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>.

For more information on this property please refer to the Material Information Brochure on our website.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | 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.

