



Shipp Close, Haverhill, CB9 7LN

CHEFFINS

Shipp Close

Little Wratting, Haverhill,
CB9 7LN

Recently constructed two double bedroom mid terrace home situated on a new development on the outskirts of Haverhill. The property is presented to a high standard with open plan living accommodation. There is also the added benefit of allocated parking.

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 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.



Guide Price £220,000





ENTRANCE HALL:
wood effect flooring, door to front, stairs to landing.

KITCHEN/BREAKFAST ROOM
22' 2" x 12' 2" (6.76m x 3.71m) Max Measurement including lounge section. White gloss kitchen with dark wood effect worksurfaces over, There is range of matching wall and base units with integral electric oven and gas hob with extractor hood over, stainless steel sink unit with mixer taps over, wall mounted gas boiler, space and plumbing for appliances, breakfast bar, wood effect flooring, window to front.

LOUNGE AREA
French doors opening onto rear gardens, wood effect flooring, radiator.

DOWNSTAIRS WC
White suite comprising low level WC, wall mounted wash hand basin, wood effect flooring, extractor fan.

LANDING:
Loft access, stairs to ground floor.

BEDROOM ONE
12' 2" x 7' 10" (3.71m x 2.39m) Window to rear, radiator.

BEDROOM TWO
12' 2" x 7' 10" (3.71m x 2.39m) Window to rear, radiator,

BATHROOM
White suite comprising low level WC, side panelled bath with shower over and glass shower screen, pedestal wash hand basin, part tiled walls, radiator, inset spot lights.

OUTSIDE:
Front: Car parking is situated to the front of the property providing off road parking for one vehicle, there is also a visitors space shared with neighbouring properties for visitors, Rear: Landscaped gardens with Indian sandstone patio & decked seating area with timber built shed, the remainder is laid to lawn with gated rear access.

MAINTENANCE CHARGE: We have been made aware by the current vendors that there is a maintenance charge for the up keep of the development approximately £110.00 per annum.

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.

VIEWINGS

By appointment through the Agents





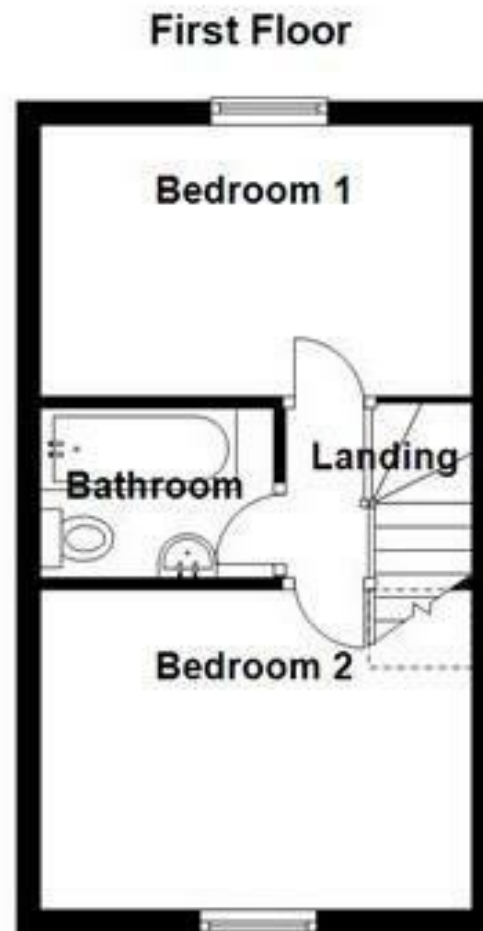
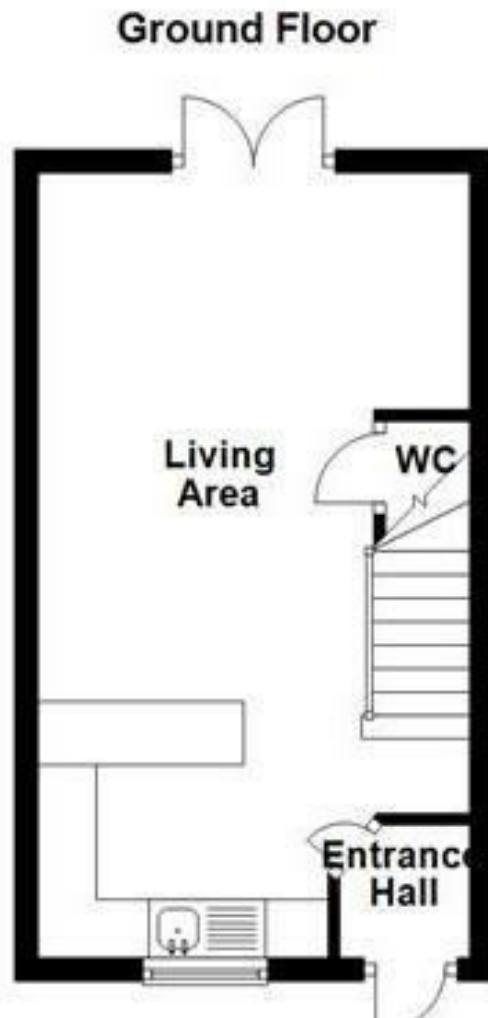
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £220,000

Tenure - Freehold

Council Tax Band - B

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>.

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

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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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