



Hart Close, Haverhill, CB9 9JP

**CHEFFINS**



# Hart Close

Haverhill,  
CB9 9JP

A desirable detached two bedroom bungalow occupying a wonderful cul-de-sac position on the popular Arrendene development. The property benefits from many fine features, including a fitted kitchen, re-fitted shower suite, landscaped rear garden, single garage and generous driveway. (EPC C)

## LOCATION

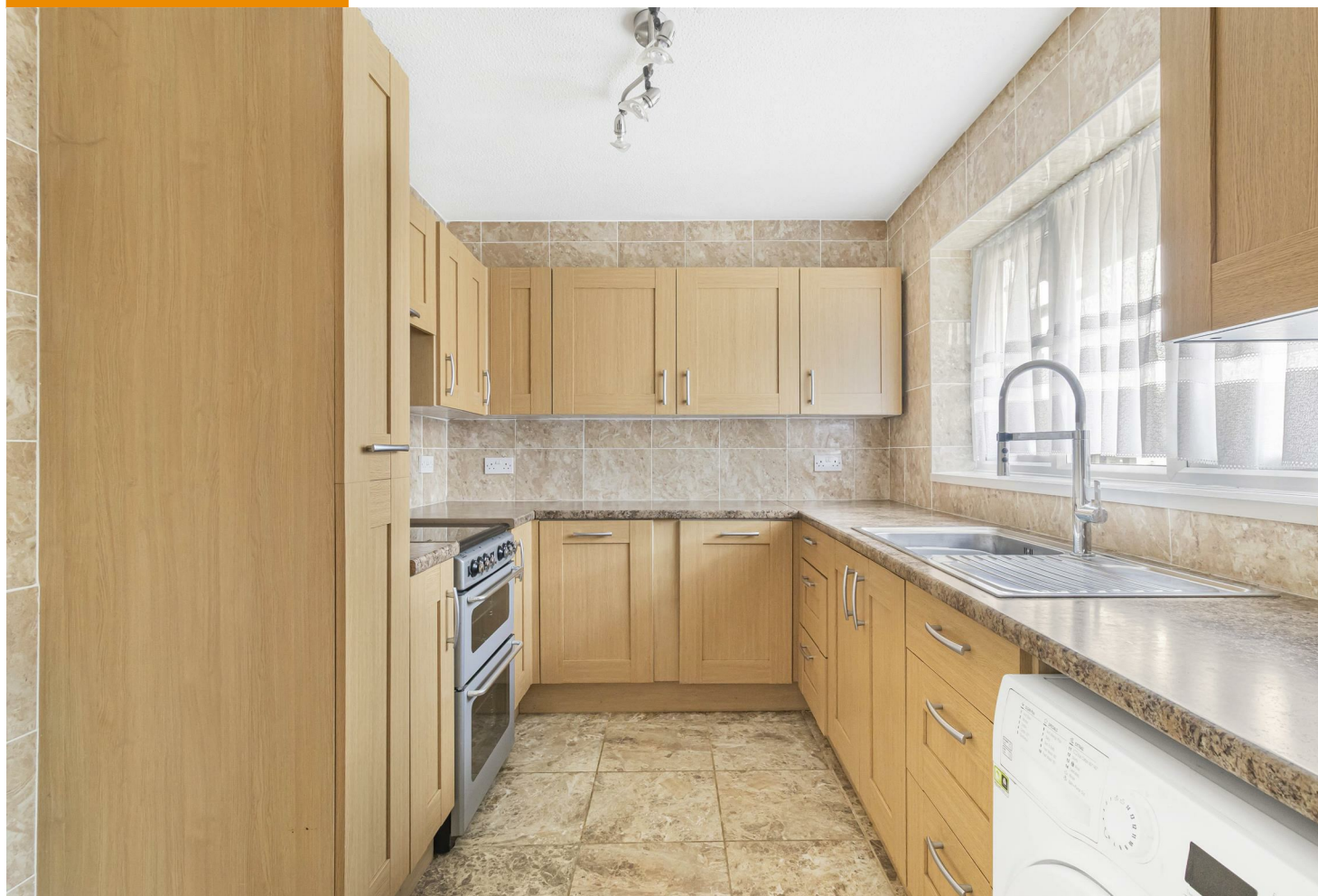
Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London 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 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, gymnasia, 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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**£325,000**





## ENTRANCE HALL

Radiator, door to airing cupboard, door to:

## KITCHEN

3.18m x 2.31m (10'5" x 7'6") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine (staying), space for fridge/freezer and cooker (staying) with extractor over, window to front.

## SITTING ROOM

4.14m x 4.01m (13'6" x 13'1") Radiator, double doors to:

## CONSERVATORY

3.51m x 2.16m (11'6" x 7'1") Half brick and PVCU construction with, power and light connected, radiator, french double doors to garden.

## BEDROOM ONE

3.20m x 2.97m (10'5" x 9'8") Window to front, radiator, two sets of fitted wardrobes (staying).

## BEDROOM TWO

3.38m x 2.87m (11'1" x 9'4") Window to rear, radiator, two single wardrobes with central pull out bed (staying).

## BATHROOM

Fitted with three piece suite comprising of shower, vanity hand wash basin and low level wc, heated towel rail, obscure window to rear.

## OUTSIDE

The property enjoys a lovely rear garden which has two paved patio areas providing pleasant areas for seating and entertaining, the remainder of the garden is laid to lawn and enclosed by maintenance free fencing.

There is a pathway leading to the side of the property which is paved and provides access to the single garage. There is also a side access gate leading to the front of the property.

## GARAGE AND DRIVEWAY

The property benefits from a large bloc pave driveway providing ample parking for several vehicles. The single garage has an electric roller door with power and lighting connected and personal door providing access to the garden.

## SPECIAL NOTES

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 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(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		

£325,000  
 Tenure - Freehold  
 Council Tax Band - C  
 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.

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.



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