



Hollesley Avenue, Haverhill, CB9 7WS

CHEFFINS

Hollesley Avenue

Haverhill,
CB9 7WS

- Master Bedroom with Ensuite
- Four Bedrooms
- Generous Living Accomodation
- Garage and Driveway
- Ideal Family Home
- Freehold
- EPC Rating TBC

A spacious and well presented four bedroom detached home situated within a highly desirable residential area. The property has a beautiful re-fitted kitchen, master bedroom with ensuite, generous living accommodation, garage and driveway. Viewing highly recommended. (EPC Rating C)

4 2 3

Guide Price £429,995





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, 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.



GROUND FLOOR

ENTRANCE HALL

Stairs, door to WC, under stairs storage cupboard, doors to:

LIVING ROOM

5.16m x 3.56m (16'11" x 11'8") Gas fireplace, window to rear, radiator sliding doors to conservatory.

KITCHEN

4.47m x 2.77m (4.47m x 2.77m) A beautiful Kitchen recently re-fitted and comprising of base and eye level units, Corian worktops, range oven with induction hob, one and half bowl sink with stainless steel tap, integral dishwasher, washing machine, space for fridge/freezer, window overlooking garden, door to garden.

DINING ROOM

3.15m x 3.10 (10'4" x 10'2") Radiator, window to front.

CONSERVATORY

3.99m x 3.20m (13'1" x 10'5") Power and lighting connected, radiator, french doors to garden.

WC

Comprising hand wash basin and WC, window to front.

FIRST FLOOR

Storage cupboard, doors to:

BEDROOM ONE

4.09m x 3.45m (13'5" x 11'3") Fitted sliding wardrobes, radiator, window to front, door to:

ENSUITE

Three piece suite comprising hand wash basin, wc, shower enclosure, heated towel rail, window to side.

BEDROOM TWO

2.64m x 2.59m (8'7" x 8'5") Wardrobe, radiator, window to rear.

BEDROOM THREE

2.64m x 2.54m (8'7" x 8'3") Wardrobe, radiator, window to rear.

BEDROOM FOUR

3.00m x 2.59m (9'10" x 8'5") Wardrobe, radiator, window to front.

BATHROOM

Three piece suite comprising low level wc, vanity wash basin, bath with hand-held shower head, built in storage, radiator, window to rear.

OUTSIDE

Upon leaving the property to the rear, there is a paved patio with plenty of space for seating and steps down to the remainder of the garden which is laid to lawn. The garden is enclosed by timber fencing, there is an access gate to the front of the property.

GARAGE

Up and over door

AGENT 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

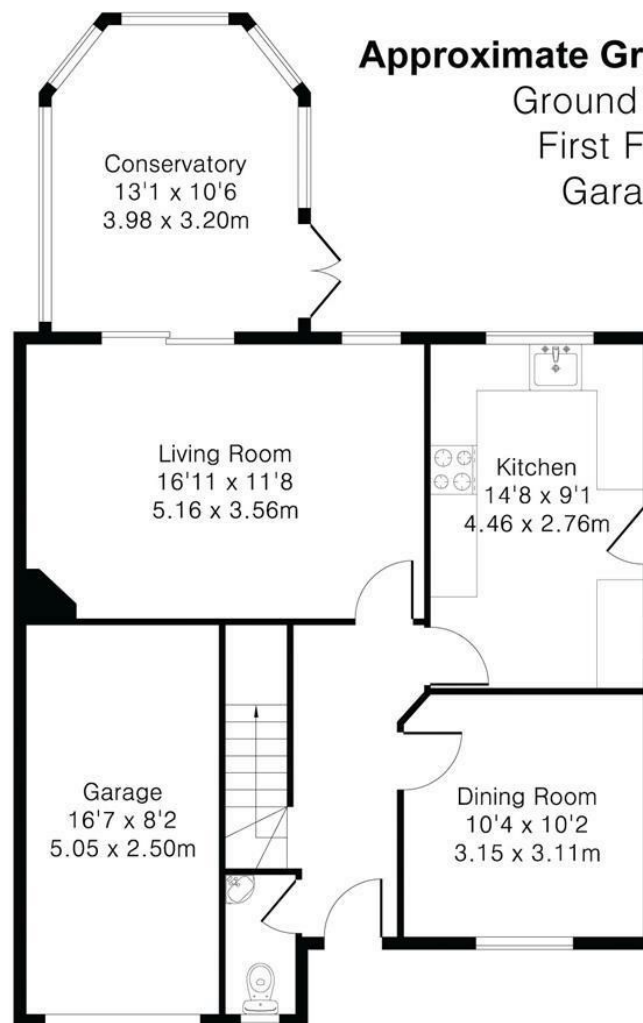
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.

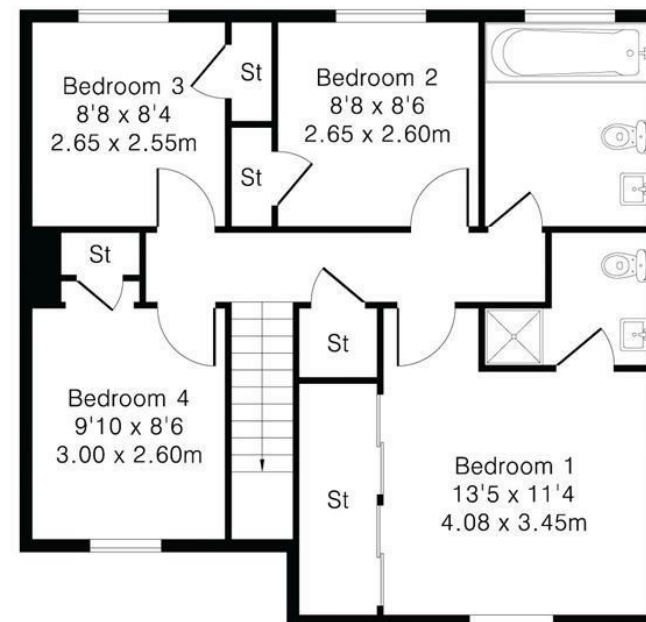
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Ground Floor



First Floor

Approximate Gross Internal Area 1319 sq ft - 122 sq m

Ground Floor Area 693 sq ft – 64 sq m

First Floor Area 626 sq ft – 58 sq m

Garage Area 136 sq ft – 13 sq m

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		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £429,995

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>.

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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