



Stockley Close, Haverhill, CB9 0NB

**CHEFFINS**



## Stockley Close

Haverhill,  
CB9 0NB

- Downstairs WC
- Cul De Sac Location
- Walking Distance To Local Schools
- Gas Central Heating
- Allocated Parking
- NO ONWARD CHAIN
- Three Bedrooms

Three bedroom semi detached family home situated on a sought after modern residential development. The property has good sized accommodation and benefits from having one allocated parking space. NO ONWARD CHAIN. (EPC Rating C)

3 2 1

**Offers In Excess Of £260,000**





## LOCATION

Haverhill: 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.

Full description  
Tenure: Freehold

ENTRANCE HALL door leading to.

DOWNSTAIRS WC Suite comprising wash basin with tiled splash back, low level WC, radiator, double glazed window to the front.

LOUNGE 15' 01" x 11' 08" (4.6m x 3.56m) Double glazed window to front aspect, stairs to first floor, two radiators, door to:

KITCHEN/DINER 15' 02" x 10' 05" (4.62m x 3.18m) Kitchen with French doors to rear. Range of base & eye level cupboards & drawers with roll edge work surface over. integral electric oven, space for fridge freezer & washing machine. tiled splash backs.

BEDROOM 8' 10" x 10' 11" (2.69m x 3.33m) Double glazed window to front aspect, radiator.

BEDROOM 8' 09" x 12' 00" (2.67m x 3.66m) Double glazed window to rear aspect, radiator.

EN SUITE SHOWER ROOM Fitted with shower enclosure, pedestal wash basin, radiator.

BEDROOM 9' 11" x 6' 02" (3.02m x 1.88m) Double glazed window to rear aspect, radiator.

BATHROOM Double glazed window, side panel bath with shower over, wash basin, WC.

OUTSIDE One allocated parking space available to the rear of the property. Gated access to side. The rear garden is fully enclosed by fencing with shrub border, hard standing patio area, lawned area.

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

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	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	84
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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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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