



Howe Road, Haverhill, CB9 9NJ

CHEFFINS

Howe Road

Haverhill,
CB9 9NJ

- Potential for Separate Annexe
- Three Bedrooms
- Spacious Lounge/Diner
- Study/Second Living Area
- Two Kitchens
- Two Bathrooms
- Single Garage and Driveway
- Freehold
- EPC Rating TBC

A spacious three bedroom detached bungalow, with the potential for a separate annex providing a bedroom, living room, kitchen and bathroom. Also benefitted by a large driveway, garage and private rear garden (EPC rating TBC)

3 2 2

Guide Price £410,000





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.

ENTRANCE PORCH

Entrance door with windows to front and side, door into:

HALLWAY

Access to loft with loft ladder, storage cupboard, doors to:

KITCHEN

3.02m x 2.18m (9'10" x 7'1") Recently updated fully fitted Wren kitchen, with a range of base and eye level units, five ring gas hob with extractor, integrated dishwasher, stainless steel sink, integrated fridge, cupboard housing boiler, window to front.

BEDROOM ONE

3.73m x 3.02m (12'2" x 9'10") Window to front, built in wardrobes with sliding doors, radiator.

BEDROOM TWO

3.38m x 2.69m (11'1" x 8'9") Window to rear, built in wardrobes, radiator.

BATHROOM

Fully tiled bathroom, three piece suite comprising bath with shower over, vanity hand wash sink, low wc, storage, heated towel rail, obscure window.

LIVING/DINING ROOM

6.50m x 5.64m (21'3" x 18'6") L shape living room/diner, Large window to front, French doors to rear patio, windows to the rear, tall radiator, access to annexe

HALLWAY

Storage cupboard, door to:

KITCHEN/UTILITY

2.64m x 1.85m (8'7" x 6'0") Fitted base and eye level units, plumbing for washing machine, space for tumble dryer, stainless steel sink, window to front.

BATHROOM

Three piece suite comprising shower enclosure, vanity hand wash sink, low wc, window to side.

LIVING ROOM/OFFICE/BEDROOM FOUR

3.86m x 2.90m (12'7" x 9'6") Window to side, door to:

BEDROOM THREE

3.86m x 2.01m (12'7" x 6'7") Windows into rear garden, fitted wardrobes.

OUTSIDE

The property is set back from the road with a delightful front garden, with access to the driveway and garage. The garden to the rear has a useful patio area, ideal for alfresco dining and relaxation. There is a decking area and laid lawn with a pathway leading to the single garage.

SINGLE GARAGE

5.18m x 2.29m (16'11" x 7'6") Power connected, up and over door

AGENTS NOTE

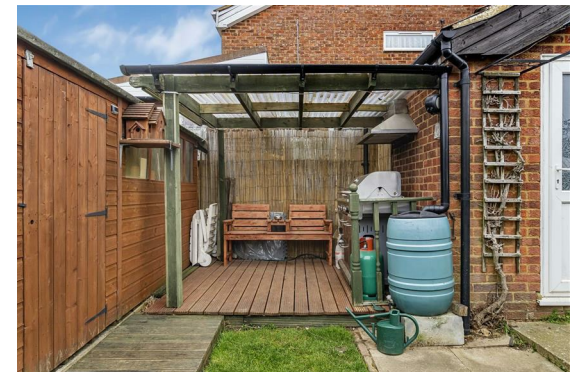
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

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		
(62 plus) A		
(51-61) B		
(39-50) C		
(29-38) D		
(19-28) E		
(11-18) F		
(1-10) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £410,000

Tenure - Freehold

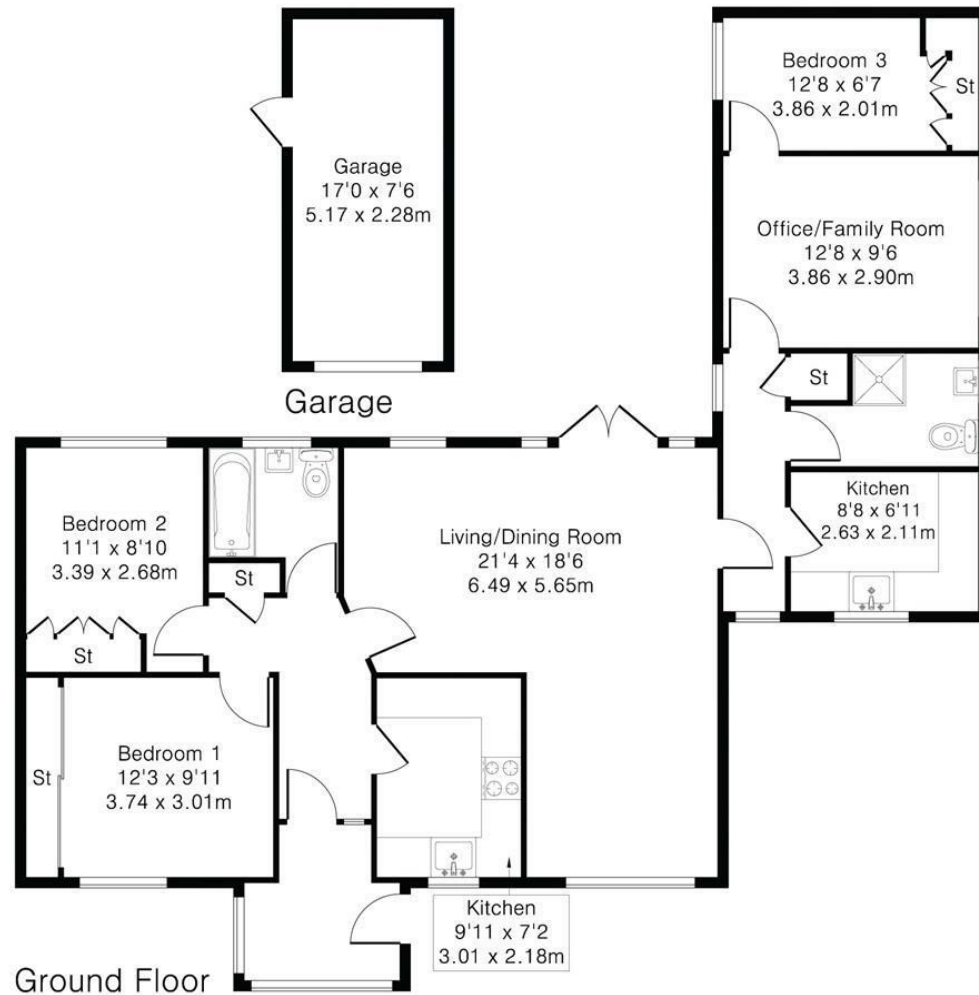
Council Tax Band - D

Local Authority - West Suffolk

Approximate Gross Internal Area 1271 sq ft - 118 sq m

Ground Floor Area 1144 sq ft - 106 sq m

Garage Area 127 sq ft - 12 sq m



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.