



Hales Barn Road, Haverhill, CB9 9SE

CHEFFINS

Hales Barn Road

Haverhill,
CB9 9SE

A conveniently located two bedroom, end terraced property benefiting from a master bedroom with ensuite facilities, WC and one allocated parking space. Offered for sale with no onward chain. (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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Guide Price £239,950





ENTRANCE HALL

Door to front, radiator.

WC

Suite comprising pedestal wash hand basin with tiled splash backs and tiled flooring, low level WC, radiator.

LOUNGE

4.39 x 2.82 (14'4" x 9'3") Door to under stairs cupboard, fireplace with electric fire, window to front, radiator.

KITCHEN/DINING ROOM

3.91 x 2.72 (12'9" x 8'11") Range of matching wall and base units with work surfaces over, one and half bowl sink unit with mixer taps, integral appliances including double oven with four ring gas hob and extractor hood over, fridge freezer, washing machine and dishwasher. tiled flooring, patio doors opening onto attractive gardens, stairs to landing, radiator.

FIRST FLOOR

LANDING

Airing cupboard, loft access.

BEDROOM ONE

3.25 x 2.44 (10'7" x 8'0") Built in double wardrobes, radiator, window to front.

ENSUITE

Fitted with a three piece suite comprising low level WC, pedestal wash hand basin with mixer taps, shower cubicle with glass screen tiled walls and shower over, tiled walls and flooring, shaver point, window to front, radiator.

BEDROOM TWO

Built in double wardrobe, window to rear, radiator.

BATHROOM

Fitted with a three piece suite comprising pedestal wash hand basin with mixer taps over, low level WC, side panelled bath, tiled flooring and walls, extractor fan, shaver point, window to rear, radiator.

OUTSIDE & PARKING

Front: laid to lawn with paved access, Rear: attractive low maintenance gardens with raised seating area, garden shed and flower bed borders, gated side access leading to allocated parking space situated at the side of the property.

AGENTS NOTE

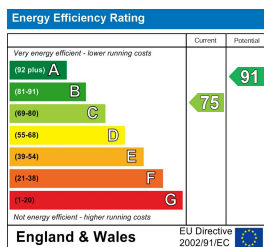
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS By appointment through the Agents.

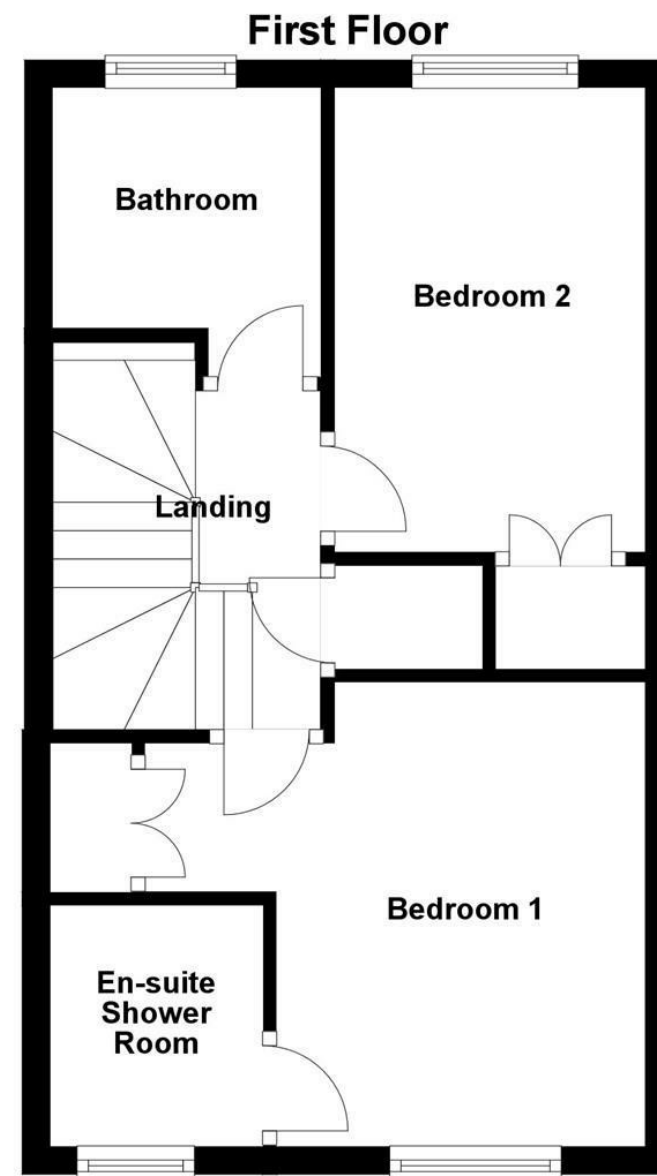
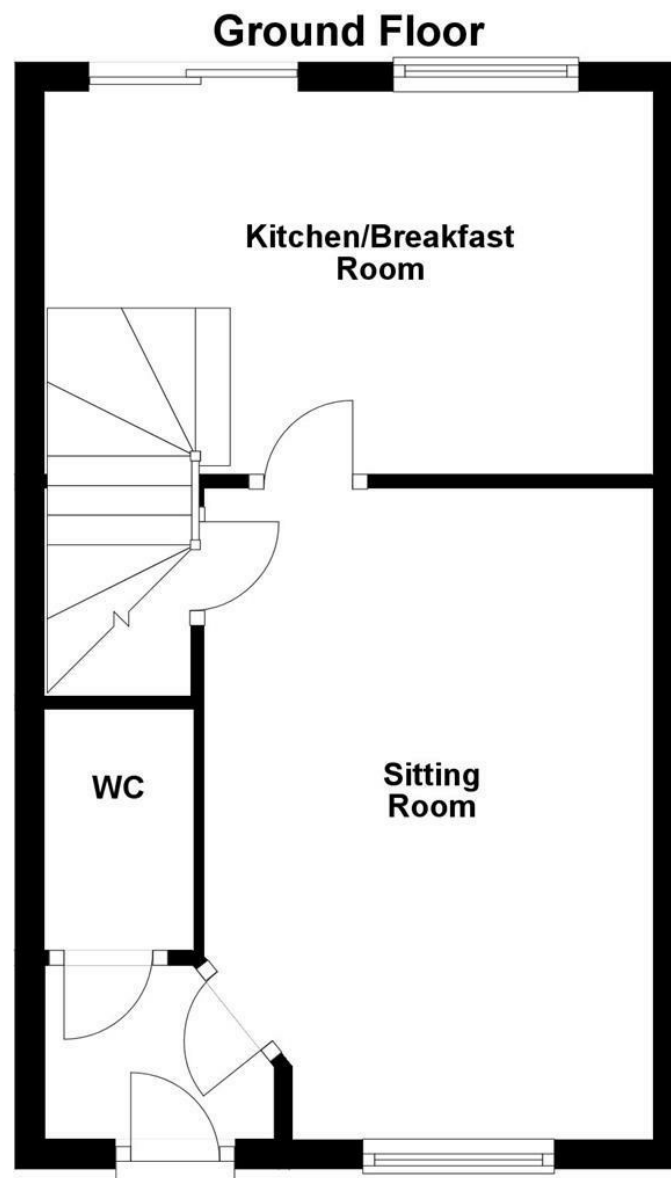
SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.



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 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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