



Windsor Terrace, Haverhill, CB9 9BE

CHEFFINS

Windsor Terrace

Haverhill,
CB9 9BE

An extremely well presented three bedroom end of terrace house situated on a popular residential development. The property has a stunning kitchen/dining room, utility room and wonderful rear garden which wraps around to the side of the property providing potential to extend (stp) (EPC rating D).

LOCATION

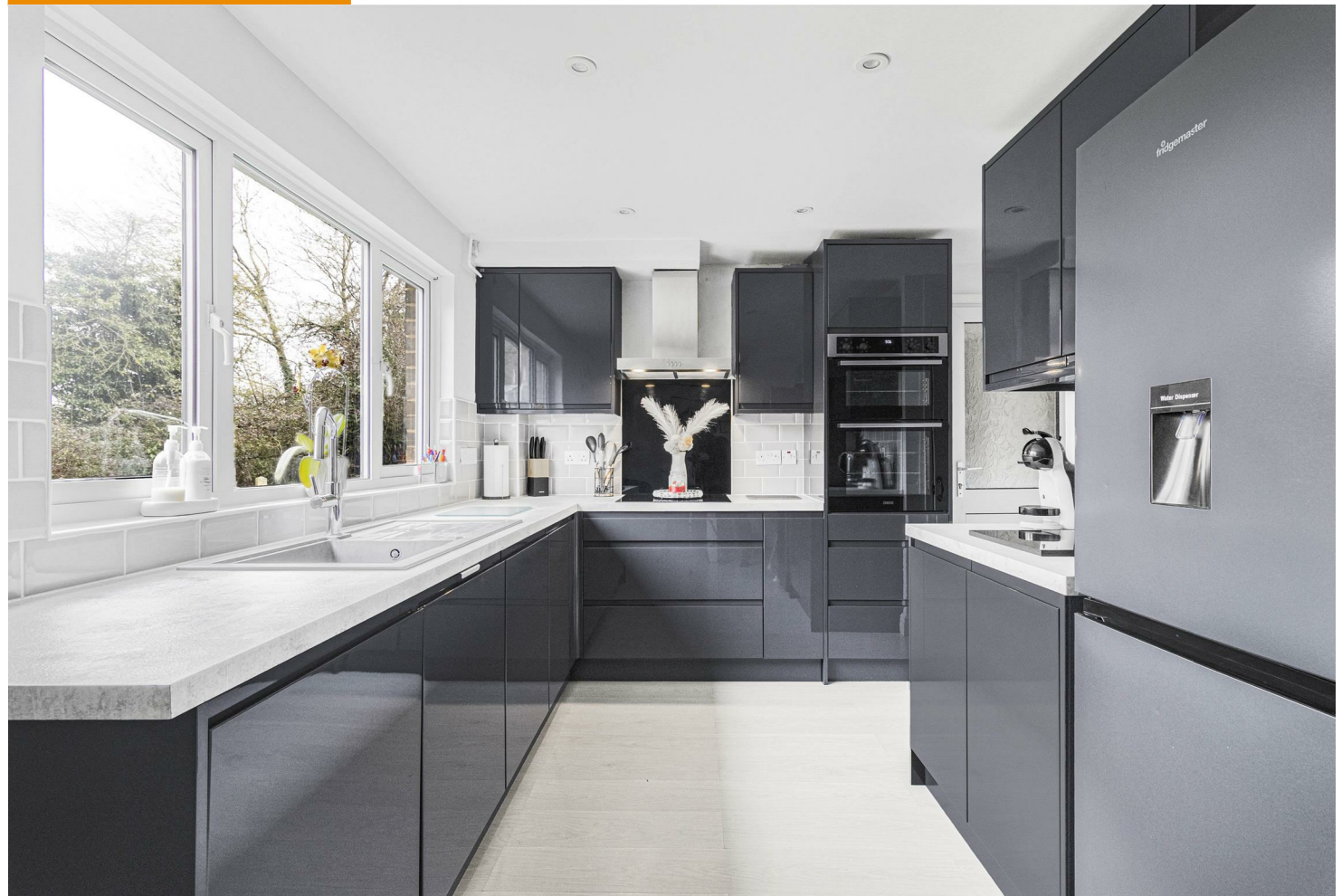
Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London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



Guide Price £250,000





GROUND FLOOR

Radiator, doors to:

KITCHEN

Re-fitted base and eye level units, integral dishwasher, induction hob with extractor over, double oven, space for fridge/freezer, window, radiator, under stairs cupboard.

LIVING ROOM

Electric fire place, window, radiator, patio doors to garden.

UTILITY

Plumbing for washing machine, space for tumble dryer, door to garden.

FIRST FLOOR

Storage cupboard, doors to:

BEDROOM ONE

Window, radiator, fitted wardrobe.

BEDROOM TWO

Window, radiator.

BEDROOM THREE

Window, radiator, storage cupboard housing the boiler.

BATHROOM

Fitted with two piece suite comprising bath and vanity wash unit, radiator, obscure window, radiator.

WC

Fitted with low w/c, radiator, obscure window.

OUTSIDE

The rear garden is unoverlooked and wraps around to the side of the property, it is predominantly laid to lawn, houses a timber shed and is enclosed by timber fencing. There is potential to extend (stp).

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.

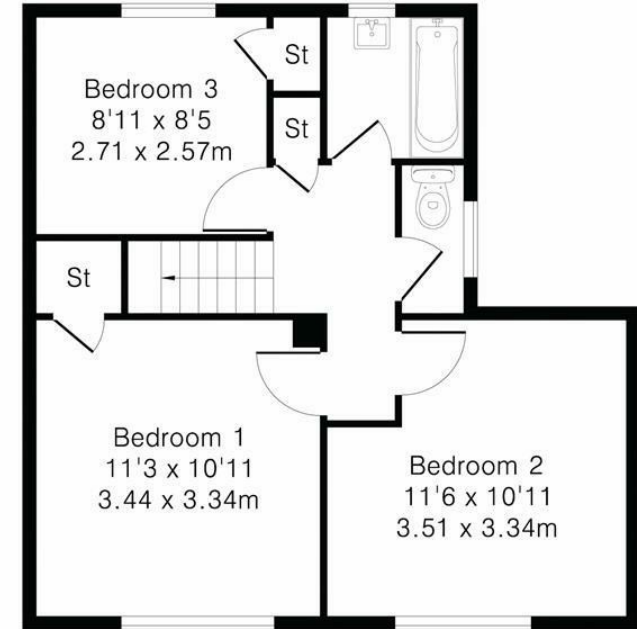
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Approximate Gross Internal Area 955 sq ft - 89 sq m
 Ground Floor Area 502 sq ft – 47 sq m
 First Floor Area 453 sq ft – 42 sq m



Ground Floor



First Floor

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	
England & Wales	EU Directive 2002/91/EC

Guide Price £250,000
 Tenure – Freehold
 Council Tax Band – B
 Local Authority – West Suffolk



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

