



Bloomsfield Road, Haverhill, CB9 7BH

CHEFFINS

Bloomsfield Road

Haverhill,
CB9 7BH

A modern and well presented 4/5 bedroom property located on the popular Cambridge side of town. The property benefits from allocated parking, enclosed rear garden and versatile accomodation. Offered for sale with no onward chain. EPC C

LOCATION

Haverhill is a thriving and popular market town 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 £329,950





Hallway

Stairs, radiator, wood effect flooring, two built in storage cupboards

Cloakroom

Double glazed window, low level WC, wall mounted wash hand basin, radiator, wood effect flooring.

Lounge/Dining Room

4.90m x 4.72m (16'0" x 15'5") Double glazed French doors opening to rear garden, built in storage cupboard, wood effect flooring, radiator.

Kitchen

3.96m x 2.51m (12'11" x 8'2") Double glazed window, part tiled walls complimenting ample wall and base level units with worktops over, 1 ½ bowl stainless steel sink with mixer tap over, four ring gas hob with extractor hood above, double eye level oven and grill, integral appliances to include fridge/freezer, dishwasher, washer dryer, wood effect flooring.

Bedroom Two

4.11m x 2.77m (13'5" x 9'1") Double glazed windows, two double built in wardrobes, radiator.

Bedroom Three

3.99m x 2.46m (13'1" x 8'0") Double glazed window to rear elevation, radiator.

Bedroom Four

3.33m x 2.44m (10'11" x 8'0") Double glazed window to rear elevation, radiator.

Principal Bedroom

4.78m x 3.68m (15'8" x 12'0") Double glazed window, radiator, built in double wardrobe, radiator. Door to Ensuite

En-Suite

Velux style window, low level WC, pedestal wash hand basin, shower cubicle with sliding glazed doors, ladder style radiator.

Bedroom 5/Office

2.36m x 2.03m (7'8" x 6'7") Velux style window, radiator.

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.

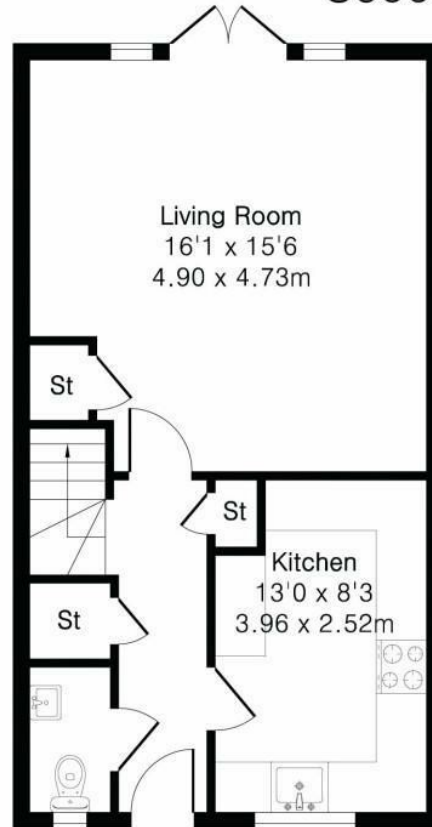


Approximate Gross Internal Area 1303 sq ft - 120 sq m

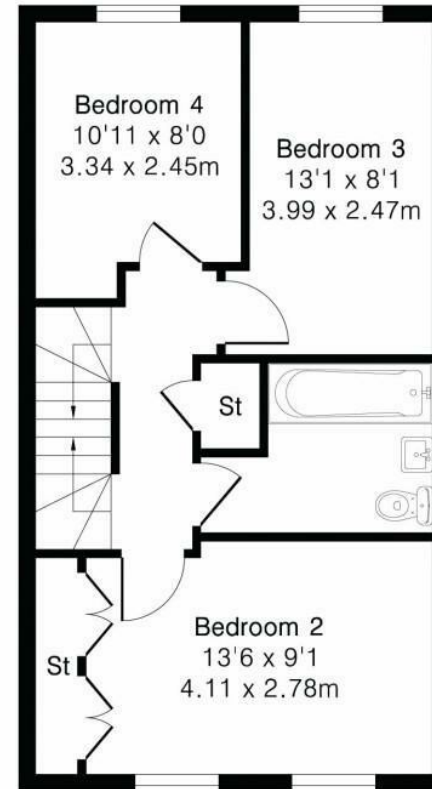
Ground Floor Area 456 sq ft – 42 sq m

First Floor Area 456 sq ft – 42 sq m

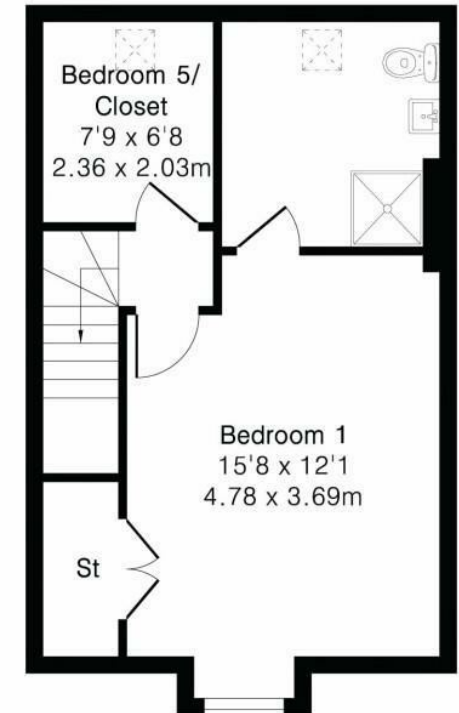
Second Floor Area 391 sq ft – 36 sq m



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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 £329,950

Tenure – Freehold

Council Tax Band – C

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.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

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.

