



Ruffles Road, Haverhill, CB9 0JX

CHEFFINS

Ruffles Road

Haverhill,
CB9 0JX

- No Onward Chain
- Two Bedrooms
- Lounge/Diner
- Single Garage and Driveway
- Downstairs WC

A two bedroom mid terrace property situated in a popular cul de sac that is located within walking distance to the town centre and it's amenities. The property benefits from downstairs WC, pleasant rear garden, single garage and driveway. Offered for sale with no onward chain. (EPC Rating C)

 2  1  1

Guide Price £225,000





LOCATION

GROUND FLOOR**ENTRANCE HALL**

Door to storage cupboard, doors to:

LOUNGE/DINER

14'4" x 12'7"

4.37m x 3.86m (14'4" x 12'7") Two radiators, stairs, patio doors to garden.

KITCHEN

9'4" x 6'2"

2.87m x 1.88m (9'4" x 6'2") Matching base and eye level units, stainless steel sink, electric oven, four ring gas hob with extractor over, space for fridge/freezer, plumbing for washing machine, window to front.

WC

Two piece suite comprising pedestal hand wash basin, low level wc, obscure window, radiator.

FIRST FLOOR**LANDING**

Radiator, doors to:

BEDROOM ONE

10'7" x 9'1"

3.23m x 2.77m (10'7" x 9'1") Window to rear, radiator, door to storage cupboards, door to airing cupboard.

BEDROOM TWO

12'7" x 6'0"

3.84m x 1.83m (12'7" x 6'0") Two windows to front, radiator.

BATHROOM

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin, low level wc, extractor fan, radiator.

OUTSIDE

The property has a pleasant rear garden that has an immediate patio area with the remainder of the garden being laid to lawn. The garden is enclosed by timber fencing with a rear access gate leading to the garage and parking area.

AGENTS NOTE

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

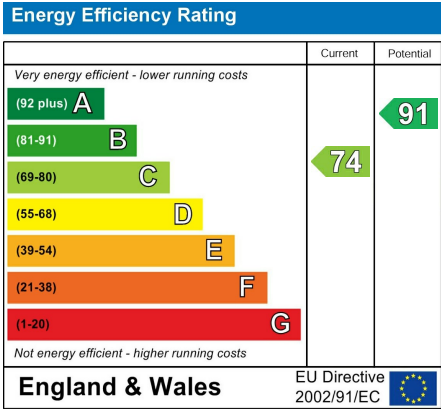
VIEWINGS By appointment through the Agents.

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

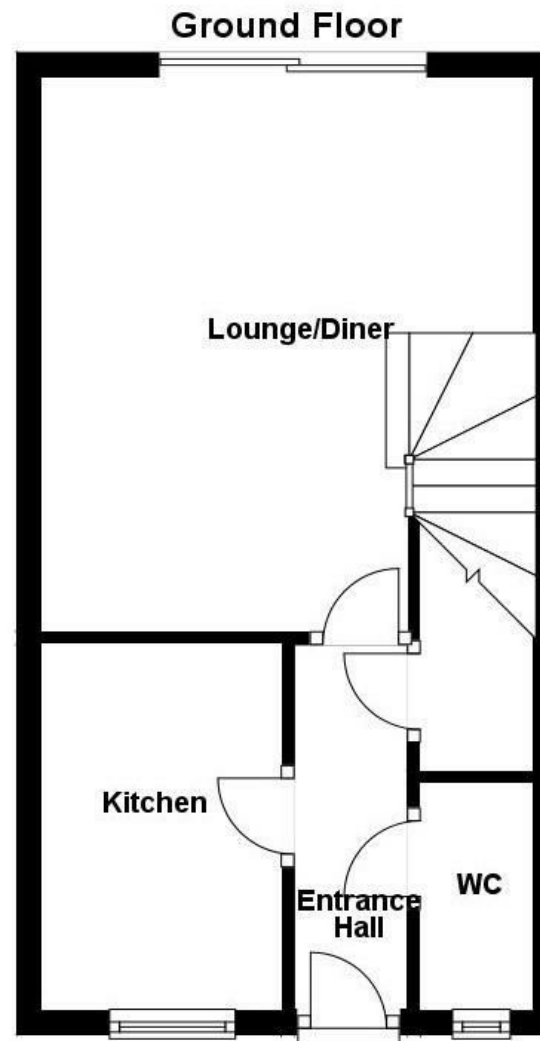
2. Please note that none of the

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.



Guide Price £225,000
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.

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.

