



Pyramidal Orchid Gardens, Haverhill, CB9 9FA

CHEFFINS

Pyramidal Orchid

Haverhill,
CB9 9FA

An immaculately presented three bedroom detached property occupying a private position within this desirable new build development. The property benefits from many fine features including an open plan kitchen/diner, master bedroom with en-suite facilities and generous off road parking. (EPC Rating B)

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, gymnasias, 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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Offers In Excess Of £325,000





Entrance Hall

Radiator, stairs to first floor, door to cloakroom, living room and kitchen/diner

Cloakroom

Low level WC, wash hand basin, radiator

Living Room

Double Aspect, French Doors, Radiator

Kitchen/Diner

Integrated Appliances, Double Aspect, Radiator, fitted base and wall units, one and 1/2 bowl sink unit.

Bedroom One

Radiator, door to ensuite, window to front

Ensuite

Window, heated towel rail, enclosed shower, wash hand basin, low level WC.

Bedroom Two

Window to front, radiator, Murphy bed

Bedroom Three

Window to rear, radiator

Bathroom

Three Piece Bathroom Suite, window to front, radiator

Outside

Paved patio area for outdoor seating, a timber shed for additional storage, and gated access to the driveway.

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.

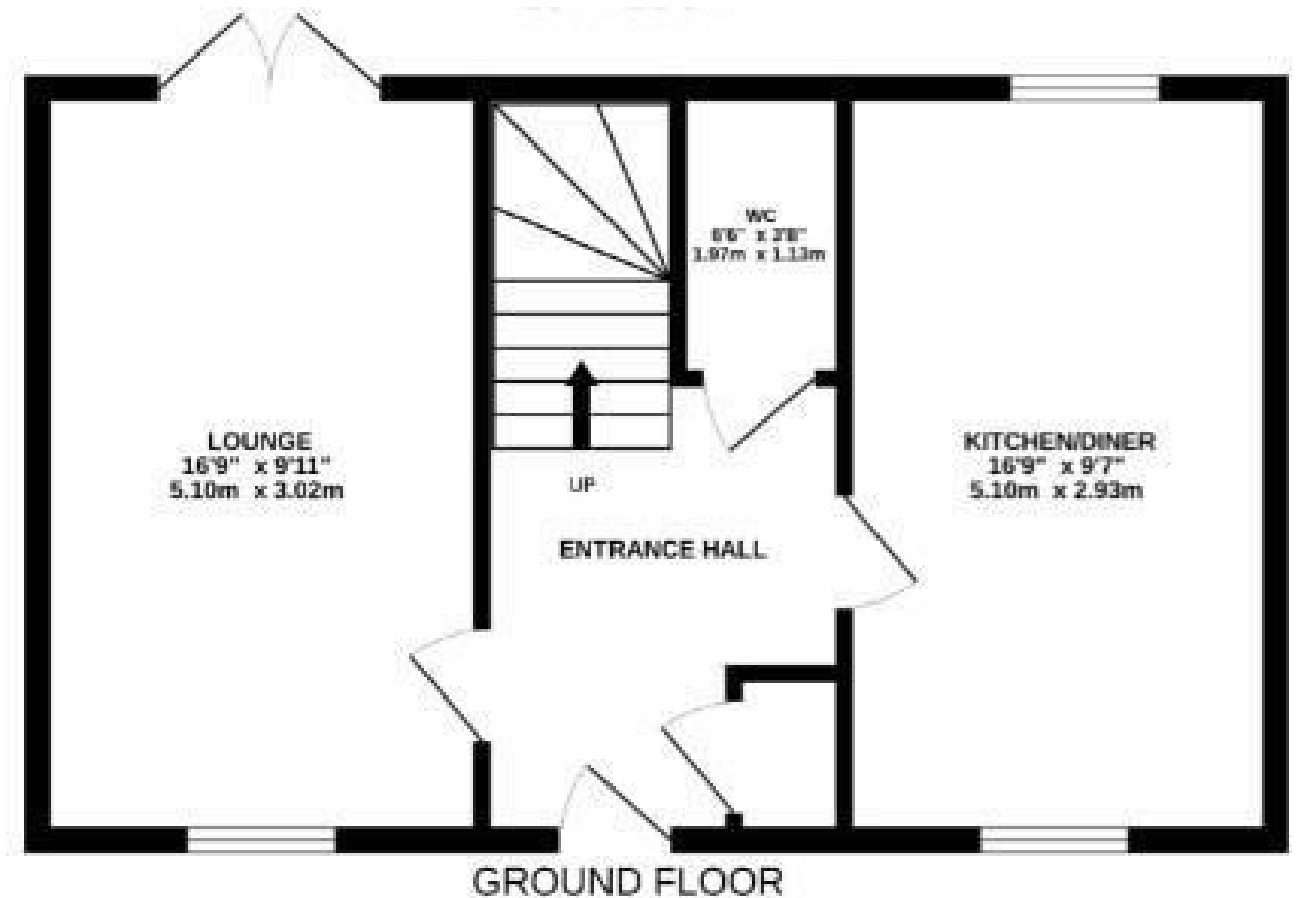
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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 | | |
| (92-100) A | | 95 |
| (81-91) B | 84 | |
| (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 | | |



Offers In Excess Of £325,000
 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.

