



Parkside, Haverhill, CB9 8NG

**CHEFFINS**



## Parkside

Haverhill,  
CB9 8NG

A spacious three bedroom family home situated on the Parkside development, overlooking an open green space. The property benefits from a generous kitchen/dining room, downstairs wc and private rear garden. (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.

3 1 1

**Guide Price £225,000**





## GROUND FLOOR

### PORCH

Double glazed, tiled roof, door to:

### ENTRANCE HALL

Carpet, radiator, two storage cupboards, door to wc, door to:

### KITCHEN/DINER

Fitted base and eye level units, Cookmaster Range cooker 7 ring gas hob with extractor over, plumbing for washing machine, dishwasher, space for tumble dryer, fridge/freezer, one and a half bowl stainless steel sink with mixer tap, tiled flooring, sliding door to rear garden, radiator, door to:

### LIVING ROOM

Laminate floor, double aspect windows, radiator, French doors to rear garden, stairs to first floor.

### WC

Low level wc, vanity hand wash basin, obscure window.

## FIRST FLOOR

### LANDING

One storage cupboard and one airing cupboard, doors to:

### BEDROOM ONE

Double glazed window, radiator, carpet.

### BEDROOM TWO

Double glazed window, radiator, storage cupboard, laminate floor.

### BEDROOM THREE

Double glazed window, radiator, storage cupboard, laminate floor.

## BATHROOM

Three piece suite comprising of p shaped bath with shower over, pedestal wash hand basin, low level wc, obscure window.

## WC

Low level wc, vanity hand wash basin, obscure window.

## OUTSIDE

Patio and slate chipping area for seating, leading to a brick shed, laid lawn, mature shrubs, enclosed by timber fencing.

## 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 Strictly by appointment through the selling 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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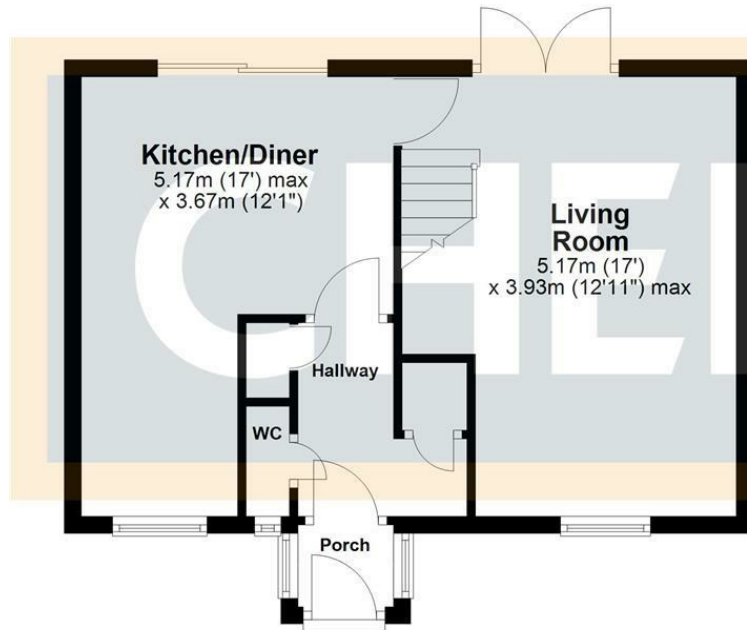
Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk

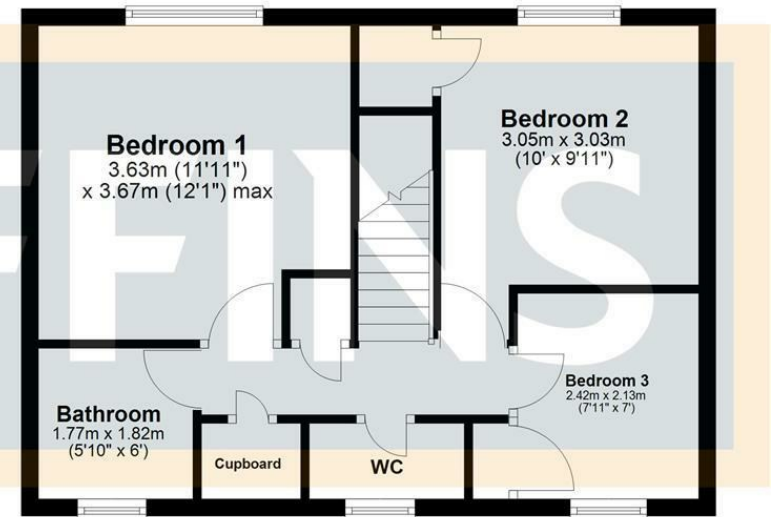
### Ground Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



### First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 84.1 sq. metres (905.5 sq. feet)

**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](http://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.

