



Redshank Close, Haverhill, CB9 0PB

**CHEFFINS**



# Redshank Close

Haverhill,  
CB9 0PB

A highly presented 3 bedroom semi-detached family home which is benefitted by a generous living/dining room, modern fitted kitchen, garage and driveway. (EPC Rating TBC)

## 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.

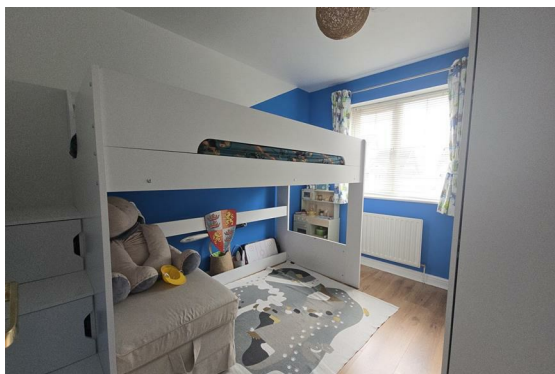
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

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 £300,000





## GROUND FLOOR

### ENTRANCE HALL

Radiator, doors to

### KITCHEN

Fitted with a matching range of base and eye level units, one and half bowl stainless steel sink, electric oven with extractor over, space for dishwasher, plumbing for washing machine, boiler, serving hatch through to living/dining room, tiled floor, window to front.

### LIVING/DINING ROOM

Dual aspect window to side and rear, French doors through to the garden, under stairs storage, laminate flooring, radiator.

### WC

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

## FIRST FLOOR

### BEDROOM ONE

Two windows to rear, radiator.

### ENSUITE

Three piece suite comprising shower enclosure, vanity hand wash sink, low level wc, matching wall to floor tiles, heated towel rail, obscure window.

### BEDROOM THREE

Window to front, radiator.

### BATHROOM

Three piece suite comprising panelled bath with shower, vanity hand wash sink, low level wc, heated towel rail, obscure window.

## SECOND FLOOR

## BEDROOM TWO

Loft conversion with eaves storage, velux skylight, two windows to rear.

## OUTSIDE

Immediate decking area upon leaving the living room, paved patio path leading to the rear of the garden with further patio areas for seating. The remainder of the garden is laid to lawn with mature shrubs and trees, enclosed by timber fencing with a side access gate to the drive.

## GARAGE AND DRIVEWAY

Single garage with up and over door, driveway for two vehicles.

## 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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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		

Guide Price £300,000

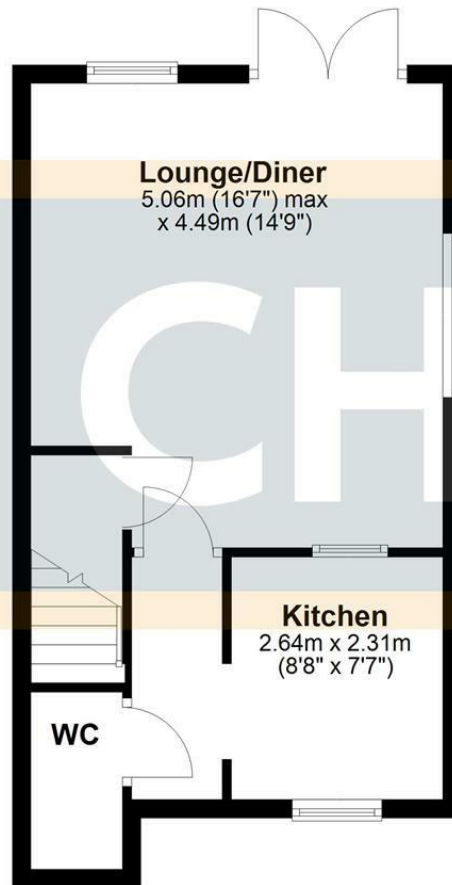
Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk

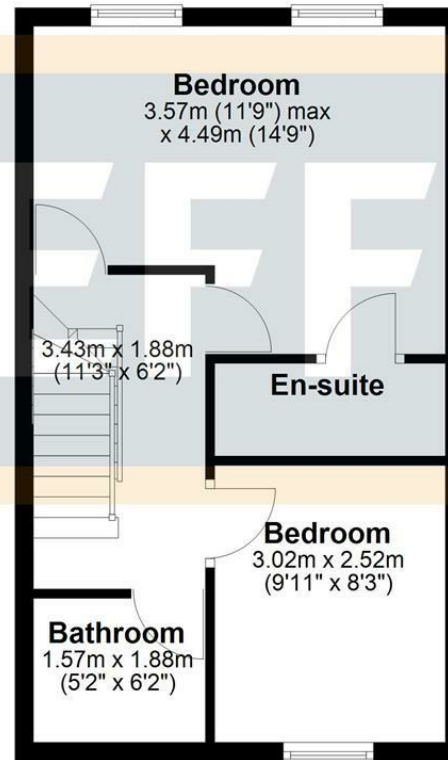
### Ground Floor

Approx. 35.8 sq. metres (385.6 sq. feet)



### First Floor

Approx. 35.1 sq. metres (377.5 sq. feet)



### Second Floor

Approx. 27.6 sq. metres (296.7 sq. feet)



Total area: approx. 98.5 sq. metres (1059.8 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.

