



Roman Way, Haverhill, CB9 0NG

CHEFFINS

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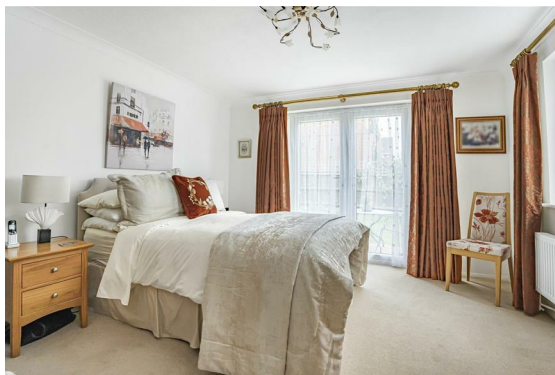
- Modern Kitchen/Diner
- Popular Roman Way Development
- Three Bedrooms
- EPC Rating D
- Master Bedroom With Ensuite
- Single Garage and Driveway
- Secluded Rear Garden
- Freehold

A highly desirable and rarely available three bedroom detached bungalow situated on the popular Roman Way development. The property enjoys spacious living accommodation, modern fitted kitchen, master bedroom with ensuite, single garage and driveway. (EPC Rating D)

3 2 2

Guide Price £395,000





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 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.

ENTRANCE HALL

Radiator, door to airing cupboard, double door to:

LIVING ROOM

Dual aspect windows, radiator.

KITCHEN/DINING ROOM

Refitted with matching base and eye level units, integrated dishwasher, fridge/freezer, plumbing for washing machine, electric oven and microwave, four ring gas hob with extractor over, dual aspect window, sliding patio doors to garden.

CONSERVATORY

Upvc construction, polycarbonate roof with power and light connected, door to garden.

BEDROOM ONE

Window to side, radiator, sliding patio doors to garden, door to:

ENSUITE

Three piece suite comprising of shower enclosure, low wc, pedestal wash hand basin, obscure window, heated towel rail, extractor fan.

BEDROOM TWO

Window, radiator.

BEDROOM THREE

Window, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low wc, pedestal hand wash basin, obscure window, heated towel rail.

GARAGE AND DRIVEWAY

Single garage with power and lighting connected, electric up and over door. Personal door providing access to the garden.

OUTSIDE

A pleasant and secluded rear garden with two paved patio areas for seating. The remainder of the garden is predominantly laid to lawn, enclosed by timber fencing and a brick wall.

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.

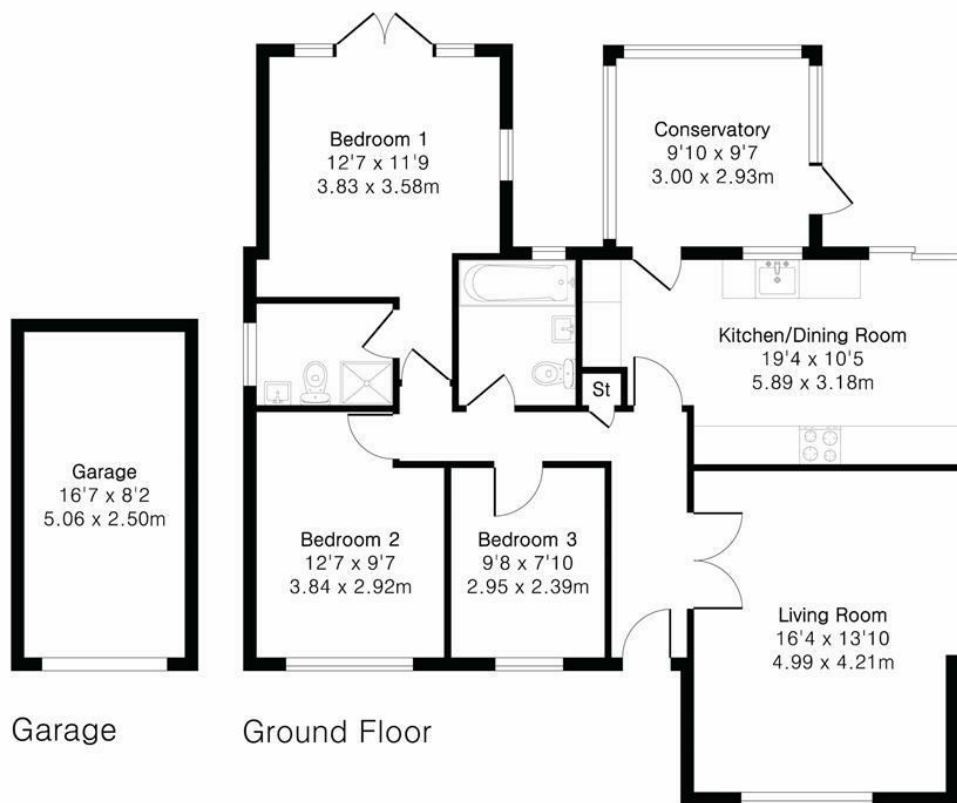






Approximate Gross Internal Area 1042 sq ft - 97 sq m

Garage Area 136 sq ft – 13 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C	67	
(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 £395,000

Tenure – Freehold

Council Tax Band – D

Local Authority – West Suffolk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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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.

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