



Fryth Close, Haverhill, CB9 0ED

CHEFFINS

Fryth Close

Haverhill,
CB9 0ED

A delightful semi-detached bungalow benefiting from two well-proportioned bedrooms, extended living accommodation and beautiful rear garden. The property is located in a desirable cul de sac with garage and driveway, offered for sale with no onward chain. (EPC Rating C)

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.

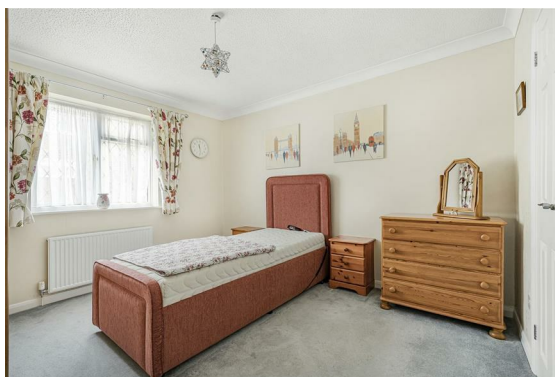
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town provides it with growing residential, commercial and leisure facilities.

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.

2 1 2

Guide Price £315,000





Entrance Hall

Radiator, door to Airing Cupboard, door to

Kitchen

Fitted with a matching range of base and eye level units, one and half bowl sink, plumbing for washing machine and fridge freezer, electric double oven, four ring ceramic hob with extractor over, window, radiator.

Lounge Area

Feature fireplace, radiator, open plan to the Dining Area.

Dining Area

Radiator, window, french double doors to garden.

Bedroom One

Window, radiator, double doors to fitted wardrobe.

Bedroom Two

Window, radiator.

Outside

The property has a beautiful rear garden which has a generous paved patio area on leaving the Dining Area. The garden is stocked with an array of mature shrubs and plants with a low maintenance Astro Turf area, the garden is enclosed by fencing and hedging. There is a side access gate leading to the front of the property.

Garage & Driveway

The property has a single garage with up and over door, power and lighting connected. The driveway offers off road parking for one vehicle.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
72	78	
England & Wales		
EU Directive 2002/91/EC		

Guide Price £315,000

Tenure – Freehold

Council Tax Band – C

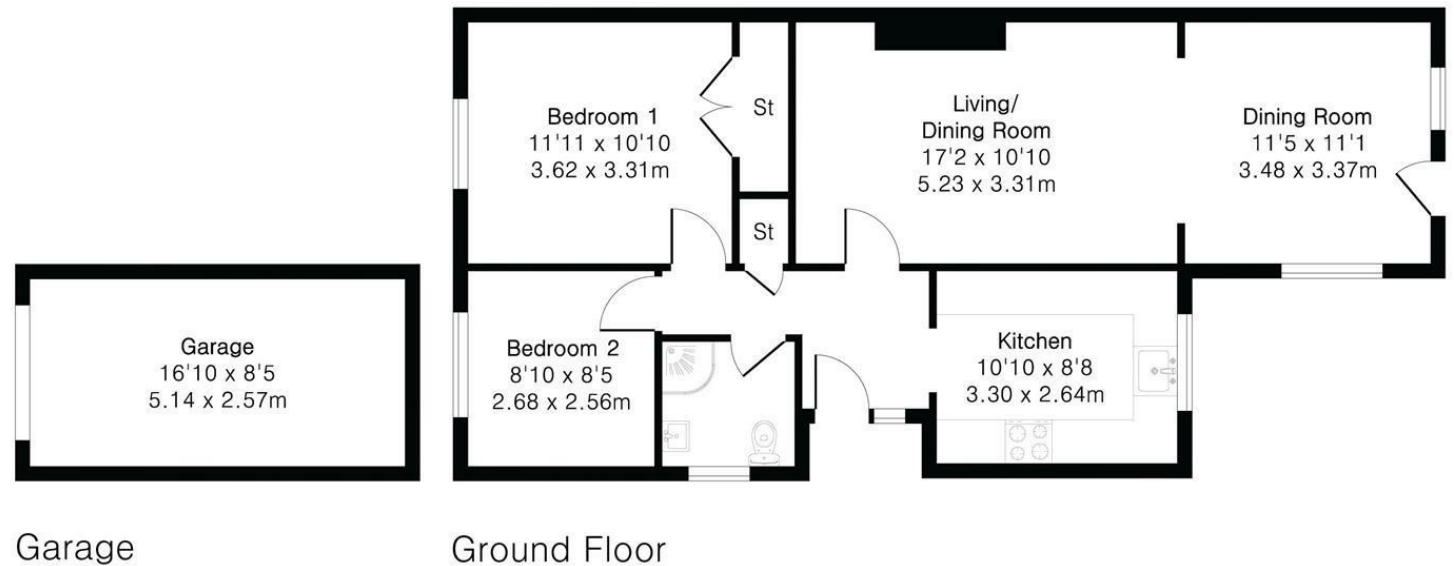
Local Authority – West Suffolk

Approximate Gross Internal Area 743 sq ft - 69 sq m

Ground Floor Area 743 sq ft – 69 sq m

Garage Area 142 sq ft – 13 sq m

(Excluding Garage)



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

