



Crowland Road, Haverhill, CB9 9LE

**CHEFFINS**



## Crowland Road

Haverhill,  
CB9 9LE

A conveniently located Victorian property situated within close proximity to the town centre and its amenities. The property benefits from a generous open plan Lounge/Diner, fitted Kitchen and first floor bathroom. Offered for sale with no onward chain (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 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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**Guide Price £180,000**





## GROUND FLOOR

**LOUNGE/DINER** 6.47m x 3.17m (21'3" x 10'5")  
Window to front, window to rear, fireplace, two radiators, door to Storage cupboard. The storage cupboard has access to the Cellar. The Cellar is accessed via a hatch with ladder down to Cellar.

**KITCHEN** 3.83m x 2.18m (12'7" x 7'2") max.  
Window, door to garden, access to:

**UTILITY AREA** 2.11m x 1.38m (6'11" x 4'6")  
Plumbing for washing machine, window to rear, door to:

**WC** Obscure window, two piece suite comprising wash hand basin and low-level WC.

## FIRST FLOOR

**LANDING** Door to:

**BEDROOM 1** 3.10m x 3.08m (10'2" x 10'1")  
Window to front, radiator, double door to wardrobe.

**BEDROOM 2** 2.74m x 2.10m (9' x 6'11") max.  
Window to rear, radiator, double door to wardrobe, door to Airing cupboard.

**BATHROOM** Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, obscure window.

**CELLAR** There is a Cellar with the property which is accessed via a hatch located within the understairs storage cupboard. (We have not accessed the Cellar and therefore can not advise if power and lighting is connected).

**OUTSIDE** The property has a low maintenance rear garden which is enclosed by timber fencing. There is also a rear access gate.

**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.

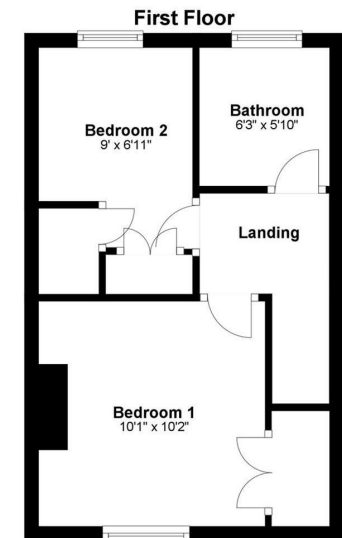
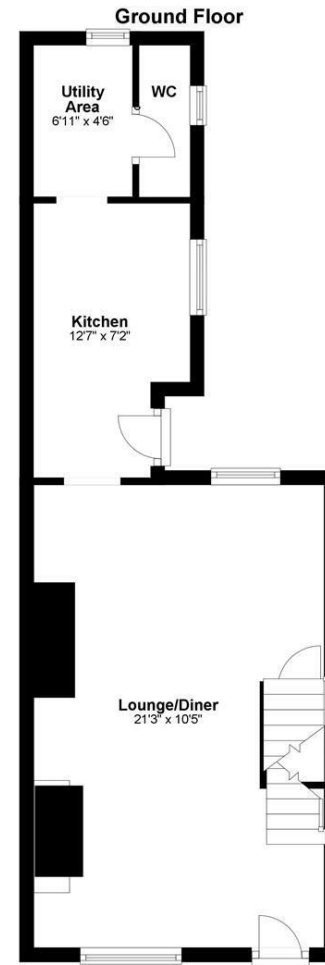
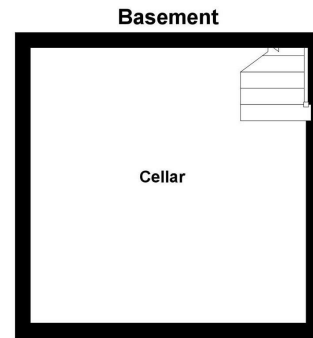
**SPECIAL NOTES** 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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) <b>A</b>                          |  |                            | <b>86</b> |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  | <b>60</b>                  |           |
| (21-38) <b>F</b>                            |  |                            | <b>75</b> |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>2002/91/EC |           |



Guide Price £180,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk

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>.

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.

