



Shardlow Close, Haverhill, CB9 7RF

CHEFFINS

Shardlow Close

Haverhill,
CB9 7RF

A three bedroom property occupying a pleasant cul de sac position on the Cambridge side of town. The property benefits from a fitted kitchen, conservatory, garage and driveway. (EPC Rating D).

LOCATION

Haverhill is a thriving and popular market town 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.

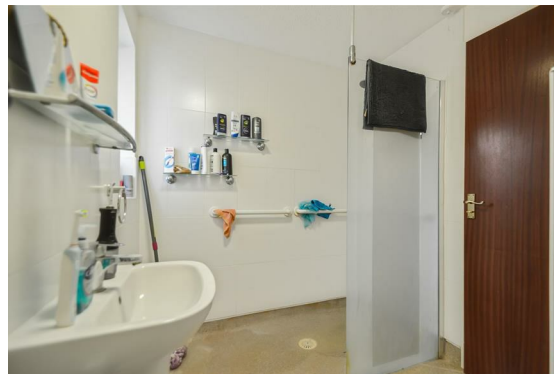
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

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, gymnasium, churches of various denominations and much more.

3 1 1

Guide Price £250,000





GROUND FLOOR

ENTRANCE HALL

Radiator, door to storage cupboard.

WC

Obscure window to front, fitted with two piece suite comprising wash hand basin and low-level WC, radiator.

KITCHEN

Recently re-fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, plumbing for dish washer, space for fridge/freezer, window to side, radiator.

LOUNGE/DINER

Window to rear, fireplace, stairs, French double doors to Conservatory.

CONSERVATORY

A recently constructed half brick UPVC conservatory with power connected. French doors lead out to the rear garden.

FIRST FLOOR

BEDROOM ONE

Box window, radiator.

BEDROOM TWO

Window to rear, radiator, door to wardrobe.

BEDROOM THREE

Window to rear, radiator.

WET ROOM

Comprising of walk in shower, pedestal wash basin, low level WC, heated towel rail, extractor fan. Obscure window

GARAGE AND PARKING

To the rear of the property is a single garage with up and over door, power and lighting connected. There is a personal door providing access to the rear garden.

OUTSIDE

The rear garden is generally low maintenance and laid to shingle with pathway leading to the rear access gate and additional paving leading to the personal door for the garage. There is currently a hot tub in the garden which is available by separate negotiation.

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) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £250,000

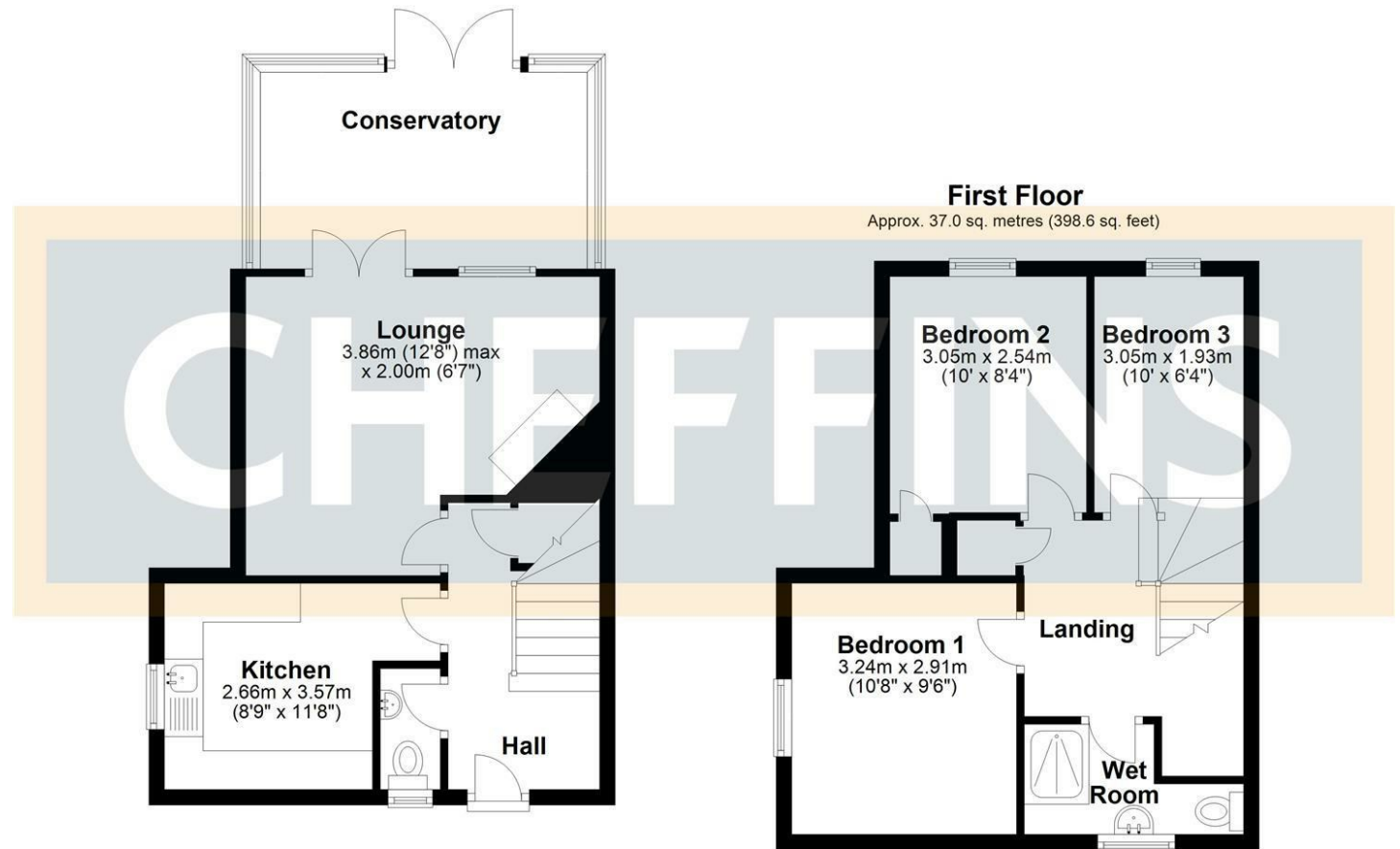
Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk

Ground Floor

Approx. 44.2 sq. metres (476.0 sq. feet)



Total area: approx. 81.3 sq. metres (874.6 sq. feet)

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.



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