



Arrendene Road, Haverhill, CB9 9JT

CHEFFINS

Arrendene Road

Haverhill,
CB9 9JT

A generous and attractive two bedroom detached bungalow located on the popular Arrendene development. The property enjoys a generous Sitting Room, wonderful rear garden, single garage and driveway. 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.



Guide Price £315,000





ENTRANCE HALL Radiators, door to built-in boiler cupboard, housing wall mounted gas combination boiler, door to:

KITCHEN 3.20m (10'6") x 2.39m (7'10") Fitted with a matching range of base and eye level units with round edged worktops, stainless steel mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer and cooker, window to front, radiator.

SITTING ROOM 4.20m (13'9") x 3.99m (13'1") Window to rear, radiator, french doors to Conservatory.

CONSERVATORY With polycarbonate roof, power and lights connected, patio door to garden.

MASTER BEDROOM 4.43m (14'6") x 3.05m (10') Window to rear, fitted wardrobe, radiator.

BEDROOM 2 3.41m (11'2") x 3.37m (11'1") Window to front, radiator.

SHOWER ROOM Comprising of three piece suite comprising independent shower enclosure, wash hand basin and low-level WC, heated towel rail, obscure window to rear, radiator.

SINGLE GARAGE & DRIVEWAY

There is a single garage with up and over door, roof storage space, power and light is connected, a single driveway provides off road parking.

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		
(81-91) B		
(69-80) C		
(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 £315,000

Tenure - Freehold

Council Tax Band - C

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

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.

