



Elmhurst Close, Haverhill, CB9 8EQ

CHEFFINS

Elmhurst Close

Haverhill,
CB9 8EQ

A wonderful three bedroom semi detached property occupying a desirable position fronting onto open green space within this well regarded cul de sac. The property benefits from many fine features including solid wood flooring, open plan kitchen / dining area, un-overlooked rear garden, single garage and driveway. (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 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, gymnasia, 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.

3 1 2

Guide Price £289,950





GROUND FLOOR

ENTRANCE HALL

Radiator, stairs, door to Storage cupboard.

SITTING ROOM

3.95m x 3.15m (12'11" x 10'4") Window to front, radiator, open plan to:

KITCHEN/DINER

5.07m x 3.15m (16'5" x 10'4") Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, space for fridge/freezer, electric oven range, four ring gas hob, window to side, radiator, open plan to:

BREAKFAST AREA

2.88m x 2.08m (9'5" x 6'10") Window to rear, radiator, french double doors to garden, door to:

UTILITY ROOM / WC

2.08m x 1.31m (6'10" x 4'3") Fitted with two piece suite comprising low level wc, pedestal wash hand basin. Plumbing for washing machine, extractor fan, obscure window.

LANDING

Window to side, door to:

BEDROOM 1

3.91m x 2.97m (12'10" x 9'9") Window to front, radiator.

BEDROOM 2

3.34m x 2.97m (11' x 9'9") max. Window to rear, radiator, door to Airing cupboard.

BEDROOM 3

3.02m x 1.97m (9'11" x 6'6") max. Window to front, radiator, Storage cupboard.

WET ROOM

2.14m x 1.97m (7' x 6'6") Fitted with walk in shower area, low level WC, wash hand basin, heated towel rail, extractor fan



OUTSIDE

The property has a beautiful rear garden which is generally low maintenance with an immediate seating area on leaving the property. There is a bloc paved pathway surrounded by well stocked borders with a further seating area situated to the rear of the garden. A personal door provides access to the garage.

GARAGE & DRIVEWAY

The property has the benefit of a single garage with up and over door, power and lighting connected with personal door leading to the garden.

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		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £289,950

Tenure – Freehold

Council Tax Band – C

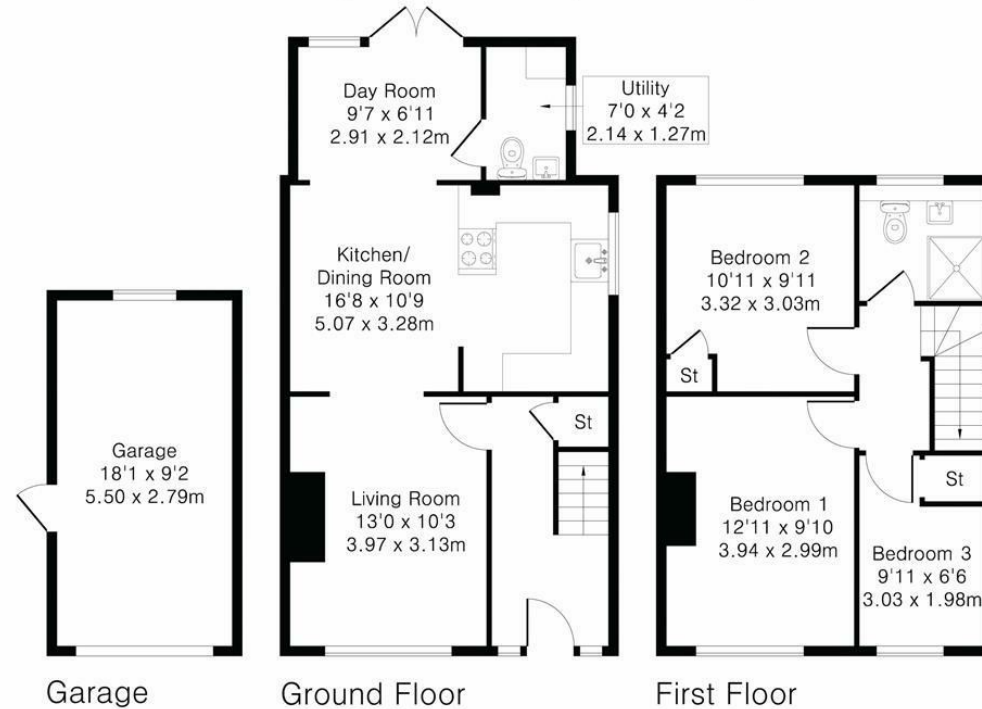
Local Authority – West Suffolk

Approximate Gross Internal Area 901 sq ft - 84 sq m

Ground Floor Area 501 sq ft – 47 sq m

First Floor Area 400 sq ft – 37 sq m

Garage Area 165 sq ft – 15 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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.

