



Bartlow Place, Haverhill, CB9 0AG

CHEFFINS

Bartlow Place

Haverhill,
CB9 0AG

Offered for sale with no onward chain is a three bedroom terraced property situated on the popular Chalkstone development, fronting onto open greenspace. In need of some work to overall benefit the property, but offers generous accommodation. (EPC 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, gymnasias, churches of various denominations and much more.



Guide Price £205,000





GROUND FLOOR

ENTRANCE HALL

Door to wc, door to living room, door to:

KITCHEN/DINING ROOM

Fitted with base and eye level units, plumbing for washing machine, plumbing for dishwasher, stainless steel sink with mixer tap, space for cooker, space for fridge/freezer, radiator, sliding patio doors to rear garden, stairs to first floor, door to:

LIVING ROOM

Dual aspect windows, two radiators, door to entrance hall.

WC

Two piece suite comprising pedestal hand wash basin and low level wc, obscure window.

FIRST FLOOR

LANDING

Large airing cupboard housing boiler, loft access, doors to:

BEDROOM ONE

Window to rear, radiator, storage cupboard.

BEDROOM TWO

Window to rear, radiator, storage cupboard.

BEDROOM THREE

Window to front, radiator, storage cupboard.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level wc, radiator, obscure window.

OUTSIDE

The rear garden is predominantly laid lawn with a patio area for seating and pathway leading to the rear access gate. There is an external shed for storage. The garden is enclosed by timber fencing and conifer hedging. The front of the property fronts onto open greenspace.

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	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £205,000

Tenure – Freehold

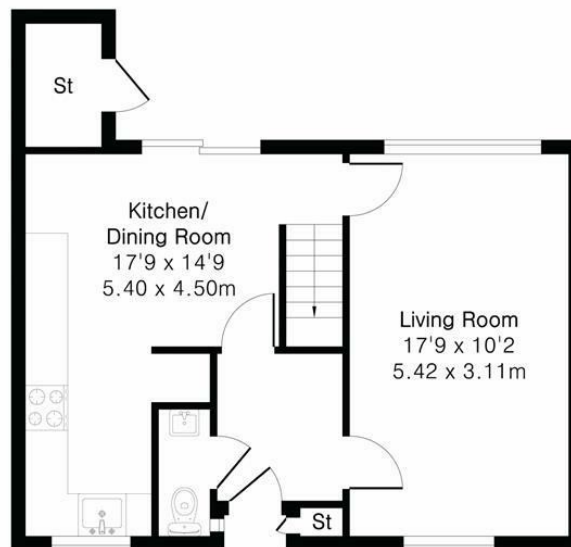
Council Tax Band – B

Local Authority – West Suffolk

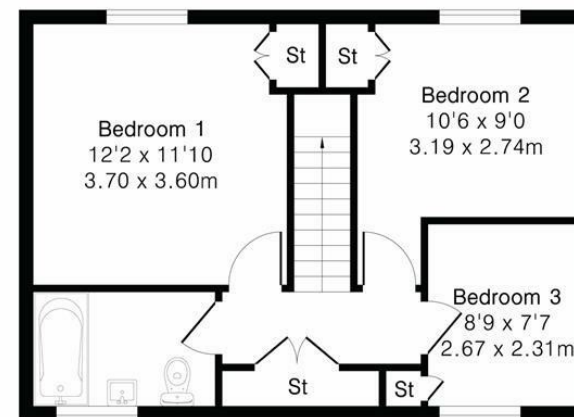
Approximate Gross Internal Area 914 sq ft - 85 sq m

Ground Floor Area 464 sq ft – 43 sq m

First Floor Area 450 sq ft – 42 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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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