



Boleyn Way, Haverhill, CB9 9PH

CHEFFINS

Boleyn Way

Haverhill,
CB9 9PH

An extended three bedroom family home situated within a sought after residential cul de sac. The property has great living accommodation with an open plan Kitchen/Dining room, Study and Sitting Room. Other notable features include a low maintenance rear garden, single garage and driveway. (EPC Rating C)

LOCATION

3 1 2

Guide Price £280,000





ENTRANCE HALL - Stairs to first floor, radiator, door to:

WC - Fitted with two piece suite comprising low level WC, wash hand basin, window, radiator.

LOUNGE - 4.63m x 3.07m (15'2" x 10'10") - Window, open plan to dining/family room.

DINING ROOM / FAMILY ROOM - 5.9m x 2.6m (19'4" x 8'6") - A generous extension with vaulted ceiling with Velux windows. French doors provide access to the rear garden.

KITCHEN - 3.96m x 2.22m (13' x 7'3") - Fitted with a range of base & eye level unit with worktops over, sink and drainer, space and plumbing for appliances.

STUDY - (6'3" x 7'7") Window to front, radiator.

LANDING - Loft access, window to rear.

BEDROOM ONE - 2.86m x 2.77m (9'4" x 9'11") - Window, built in double cupboard, radiator.

BEDROOM TWO - 2.65m x 3.35m (8'7" x 11') - Window, built in cupboard, radiator.

BEDROOM THREE - 2.43m x 1.95m (8' x 6'4") - Window to rear, radiator.

BATHROOM - Fitted with three piece suite comprising a panelled bath with shower over, WC, wash basin, radiator.

OUTSIDE - The property has a low-maintenance rear garden with an immediate patio area on leaving the property. There is an artificial lawn bordered with sleepers with a paved area at the rear of the garden. There is a rear access gate leading to the garage and parking area

GARAGE - To the rear of the property is a single garage with up & over door and parking in front.

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.

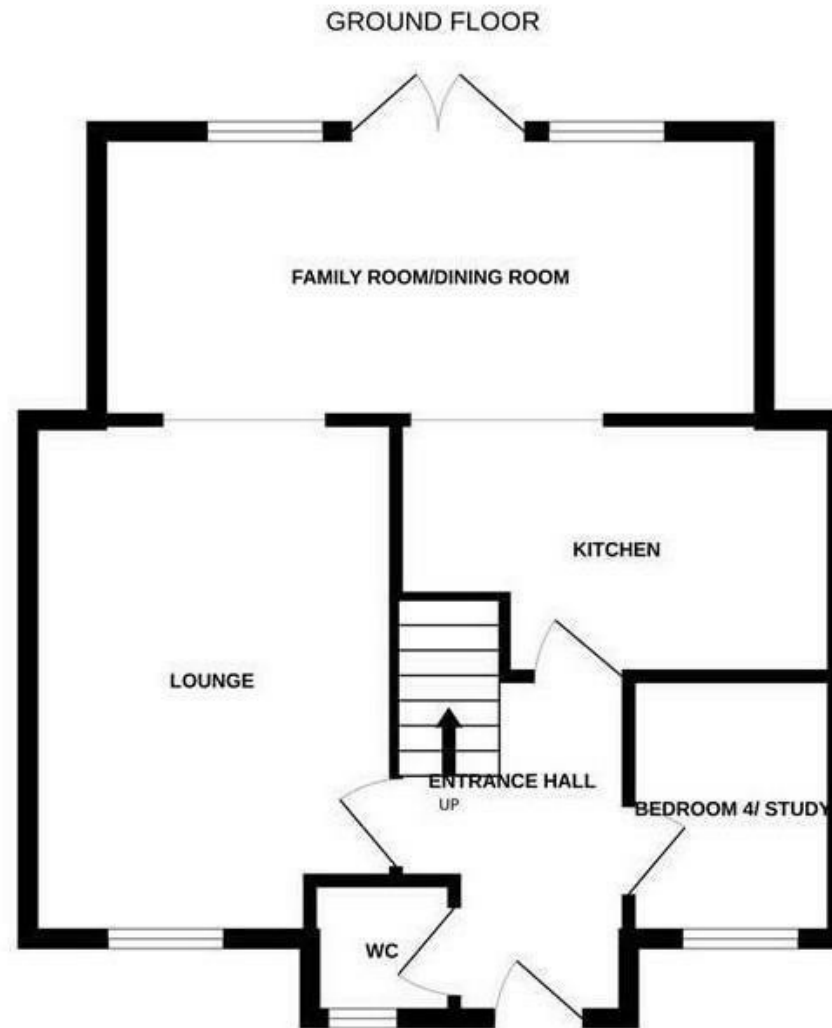
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £280,000

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>.

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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.

