



Green Road, Haverhill, CB9 0PQ

CHEFFINS

Green Road

Haverhill,
CB9 0PQ

A well presented two bedroom ground floor flat, highly benefitted by open plan living accommodation, ensuite to master bedroom, a single garage, one allocated parking space and private gardens. (EPC Rating C)

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, 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.

2 2 1

Guide Price £189,995





ENTRANCE HALL

Radiator, storage cupboard, doors to:

KITCHEN/DINING/LIVING ROOM

The kitchen is fitted with base and eye level units with worktop over, electric oven and four ring gas hob, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, dual aspect windows in both kitchen and living area, two radiators.

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

The vendor is currently extending the lease, which will be extended from December 2025. There will be 169 years remaining from this date. The annual service charge is £1390.83 per annum (approx)



BEDROOM ONE

Two windows, radiator, door to:

ENSUITE

Three piece suite comprising shower enclosure, pedestal hand wash basin, low level wc, heated towel rail, extractor fan, obscure window.

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.

BEDROOM TWO

Dual aspect windows, radiator.

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.

BATHROOM

Three piece suite comprising panelled bath, pedestal hand wash basin, low level wc, radiator, extractor fan.



OUTSIDE, GARAGE AND PARKING

Single garage with up and over door. One allocated parking space. There are communal gardens to the rear of the property enclosed by timber fencing.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

AGENTS NOTE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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 £189,995

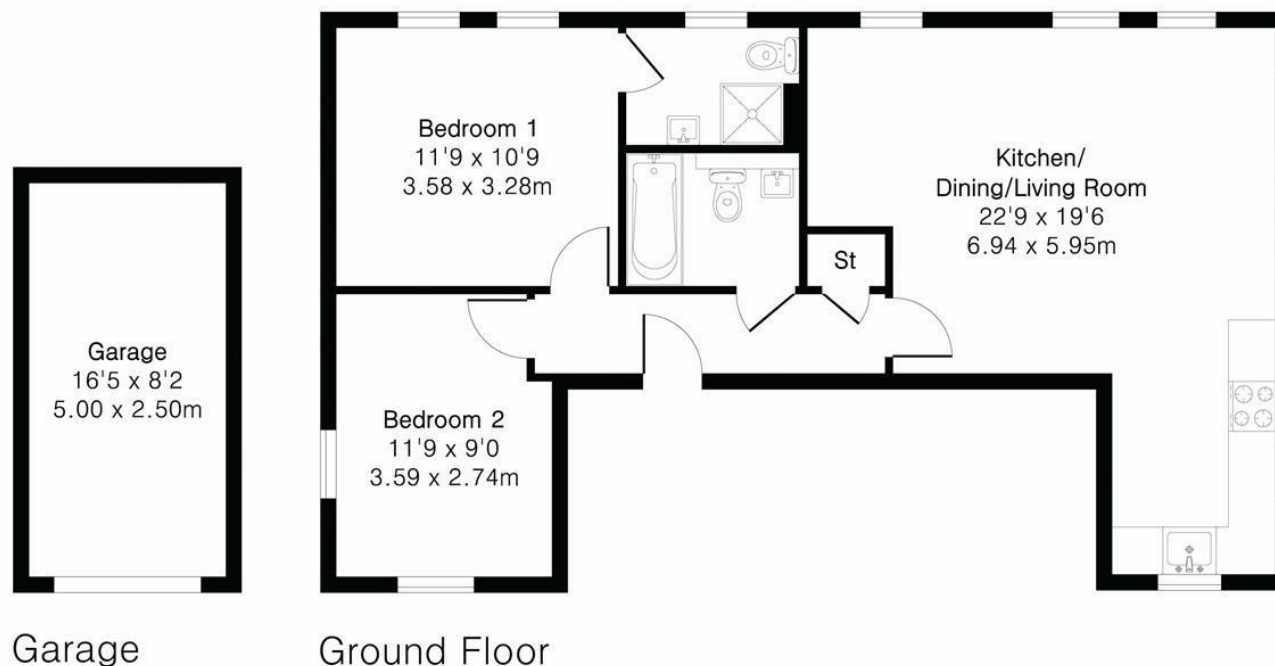
Tenure – Leasehold

Council Tax Band – B

Local Authority – West Suffolk

**Approximate Gross Internal Area 697 sq ft - 65 sq m
(Excluding Garage)**

Garage Area 135 sq ft – 13 sq m



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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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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