



Lavender Field, HAVERHILL, CB9 9QD

**CHEFFINS**



## Lavender Field

HAVERHILL,  
CB9 9QD

A modern mid terrace property overlooking greensward. Benefitting from a lounge/diner, ensuite to master bedroom and single garage. Offered for sale with no onward chain (EPC 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 2 1

Guide Price £270,000





## GROUND FLOOR

### ENTRANCE HALL

Radiator, stairs to first floor, door to:

WC Obscure window, fitted with two piece suite with pedestal wash hand basin and low-level wc.

KITCHEN 3.29m x 2.32m (10'9" x 7'7") Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink, plumbing for washing machine, space for fridge/freezer, electric oven, four ring gas hob with extractor hood over, window to front.

LOUNGE/DINER 5.06m x 4.22m (16'7" x 13'10") max. Window to rear, gas fireplace [untested], two radiators, sliding rear doors to garden, door to Storage cupboard.

## FIRST FLOOR

LANDING Door to:

BEDROOM 1 3.36m x 2.58m (11' x 8'6") Two windows to front, radiator, double door to wardrobe, door to:

EN-SUITE SHOWER ROOM Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin, low-level WC and extractor fan, obscure window, radiator.

BEDROOM 2 2.67m x 2.46m (8'9" x 8'1") Window to rear, radiator, double door to wardrobe.

BEDROOM 3 2.68m x 1.77m (8'10" x 5'9") Window to rear, radiator, door to wardrobe.

BATHROOM Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, extractor fan, radiator.

OUTSIDE A generous rear garden with a shingle area for seating, the remainder being laid lawn.

GARAGE & ALLOCATED PARKING Single garage and one allocated parking space.

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.





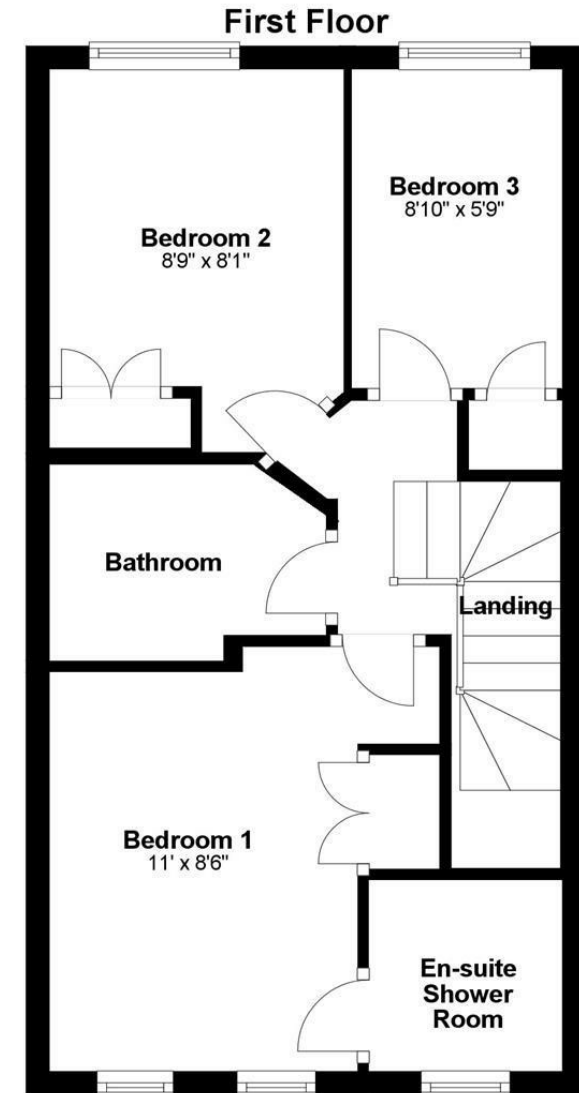
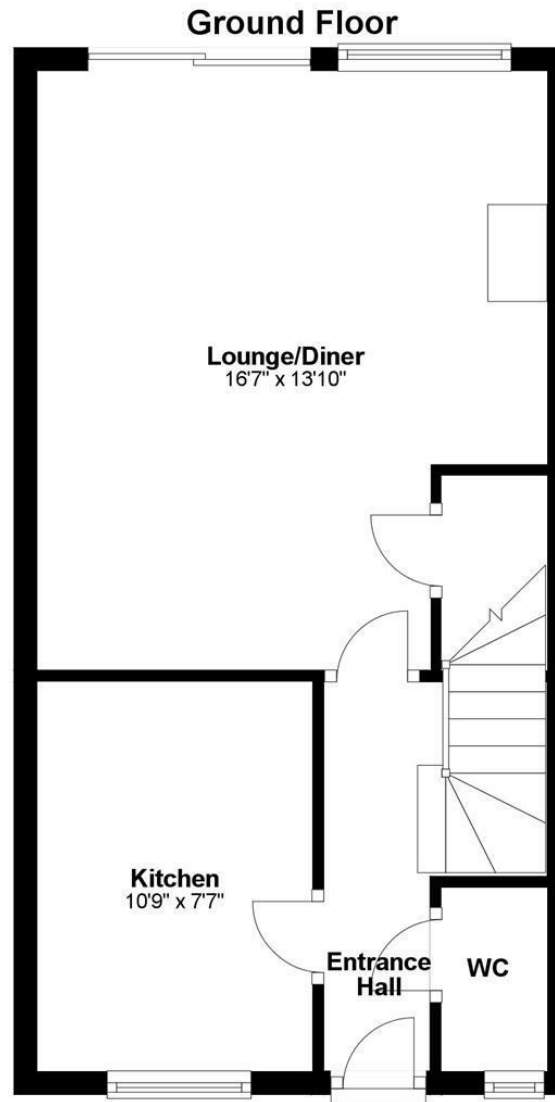
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>82</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		2002/91/EC

Guide Price £270,000

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.

