



Hempstead Road, Haverhill, CB9 7RE





## Hempstead Road

Haverhill,  
CB9 7RE

2 1 1

Guide Price £235,000

Two double bedroom modern mid terrace house situated in an elevated position on the Cambridge side of town. The property is well presented and benefits from having re fitted shower room, open plan living accommodation, garage and parking to rear. (EPC Rating TBC)

### LOCATION

Haverhill: 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. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.







### Entrance Hall

Door to front, stairs to landing.

### Lounge/Dining Room

Dual aspect room with window to front and French doors opening onto rear gardens, two radiators, understairs storage cupboard.

### Kitchen

Window to the rear, range of matching wall and base units with worksurfaces over, electric oven and four ring gas hob, space and plumbing for appliances, stainless steel sink with mixer taps, tiled splashbacks, window to rear, radiator.

### Landing

Airing cupboard, loft access.

### Bedroom One

Window to front, built in storage, radiator.

### Bedroom Two

Window to rear, radiator.

### Shower Room

Re fitted shower room with large shower and glass screen and tiled walls. low level WC, vanity wash hand basin, window to rear, heated towel rail.

### Outside:

Front: The property sits in an elevated position with steps leading up to front over looking greensward.

Rear: Mature established south facing gardens with an array of flower and shrub borders, the remainder is laid to lawn with patio and pathway leading to gated rear access.

Garage & Parking: Situated in the middle of three garages with a green door, parking to front, up and over door.

### MATERIAL INFORMATION

Freehold  
 Council Tax B  
 West Suffolk Council  
 Property Type- Mid Terrace House  
 Services - Mains Gas, Electricity, Water, Gas Central Heating and mains drainage.  
 Mobile services - EE, Three, O2, Vodafone  
 Broadband - Superfast full Broadband, Fibre to the Cabinet FTTC  
 Property Construction - Cavity masonry walls, tile roof  
 Number & Types of Room - Please refer to floor plan  
 Square Footage - 635 sqft  
 Parking - Garage and parking  
 Heating - Gas central heating to radiators.

### VIEWINGS

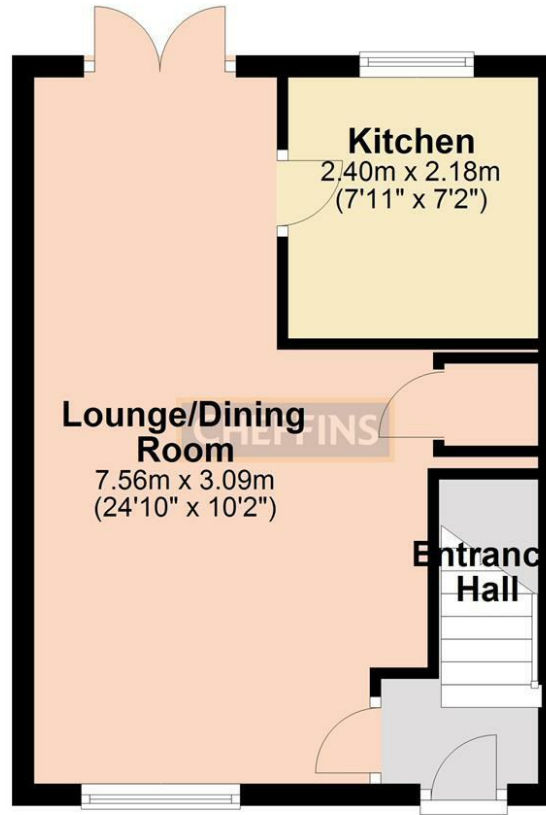
By appointment through the Agents.

### SPECIAL NOTES

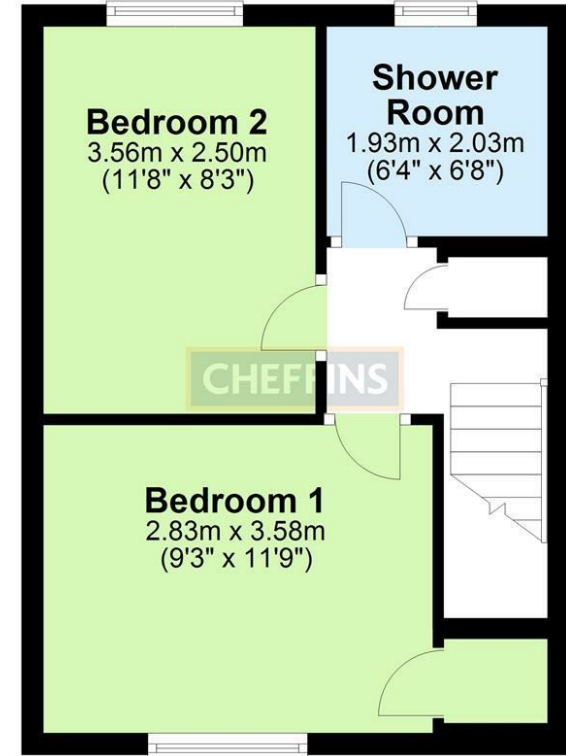
1. None of the fixtures and fittings are included in the sale unless specifically



## Ground Floor



## First Floor



Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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

Guide Price £235,000  
Tenure - Freehold  
Council Tax Band - B  
Local Authority - West Suffolk



mentioned in these sales particulars.  
2. Please note that none of the services at this property have been tested and we would recommend that these are tested by a qualified person before entering into any contract. Please contact us for more information on access to these services.  
3. Floorplans are produced for information purposes only and are in no way to be relied upon for any purpose of accommodation.

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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.