



Haverhill Road, Haverhill, CB9 7UD

**CHEFFINS**

## Haverhill Road

Little Wratting, Haverhill,  
CB9 7UD

A wonderful, two bedroom terraced Victorian property benefitting highly from a first floor family bathroom, ground floor utility/wc and low maintenance rear garden. (EPC Rating 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, 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.



Guide Price £220,000





## GROUND FLOOR

### LOUNGE

Bay window to front, unused gas fireplace with marble plinth, radiator, door to:

### INNER HALLWAY

Stairs to first floor, door to:

### DINING ROOM

French doors to rear garden, gas fireplace with marble plinth, under stairs storage cupboard, radiator, archway leading to:

### KITCHEN

Fitted base and eye level units with worktop over, integrated dishwasher, integrated fridge/freezer, stainless steel sink, electric oven with four ring gas hob with extractor over, window to side, door to rear garden, door to:

### UTILITY/WC

Space and plumbing for washing machine, low level wc, hand wash basin, obscure window, radiator.

## FIRST FLOOR

### LANDING

Cupboard housing combi-boiler, doors to:

### BEDROOM ONE

Window to front, radiator, built in storage cupboard, access to loft.

### BEDROOM TWO

Window to rear, radiator.

## BATHROOM

Fitted with a four piece suite comprising standing roll top bath with shower attachment over, shower enclosure, vanity hand wash basin, low level wc, heated towel rail, obscure window.

## OUTSIDE

A low maintenance rear garden with patio area for seating, the remainder of the garden being artificial lawn and enclosed by timber fencing with a gated side access.

## 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		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £220,000

Tenure - Freehold

Council Tax Band - B

Local Authority -



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>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

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.

