



Recreation Road, Haverhill, CB9 8BY

CHEFFINS

Recreation Road

Haverhill,
CB9 8BY

- Conveniently Located
- Three Bedrooms
- Sitting Room
- Kitchen / Dining Room
- Generous Rear Garden

A well presented three bedroom property occupying a pleasant position overlooking the towns Recreation Ground. The property benefits from a sitting room, spacious open plan kitchen / dining room and generous rear garden. Ideal for first time buyers or investment. NO ONWARD CHAIN. (EPC Rating C)

3 1 2

Guide Price £220,000





LOCATION

GROUND FLOOR**ENTRANCE HALL**

Radiator, stairs, door to:

SITTING ROOM

12'10" x 12'3" max

Window to front, open fireplace, radiator, door to Storage cupboard.

KITCHEN

16'11" x 9'4"

Fitted with a matching range of base and eye level units with worktop space over with ceramic, sink with mixer tap, integrated fridge, freezer and washing machine, electric range, five ring gas hob, open plan to:

DINING ROOM

10'2" x 8'2"

Radiator, french double doors to garden.

BATHROOM

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure and low-level WC, obscure window, radiator.

FIRST FLOOR**LANDING**

Doors to:

BEDROOM ONE

13'9" x 10'6" max

Window to front, radiator, door to wardrobe.

BEDROOM TWO

10'8" x 8'8" max

Double door to Airing cupboard.

BEDROOM THREE

8'1" x 7'8"

Window to rear, radiator

GARDEN

The generous rear garden is a particular feature of the property, half shingle and half laid to lawn, all enclosed by timber fencing.

AGENTS NOTE

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

The vendor has advised that the boiler has been re-fitted recently.

VIEWINGS

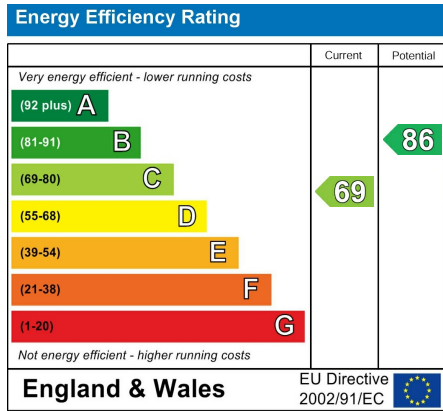
By appointment through the Agents.

SPECIAL NOTES

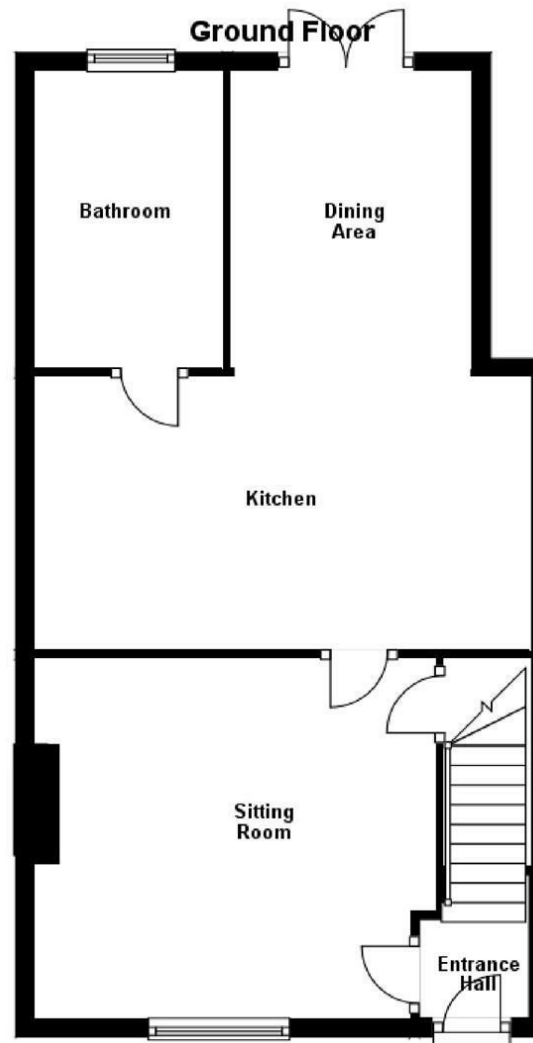
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.



Guide Price £220,000
 Tenure - Freehold
 Council Tax Band - B
 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.

