



Ruffles Road, Haverhill, CB9 0JY

CHEFFINS

Ruffles Road

Haverhill,
CB9 0JY

A delightful four bedroom townhouse, offering great value for money with an abundance of space for a family home. Consisting of four bedrooms, living room, kitchen, conservatory, ensuite to principal, main bathroom and WC. Outside the property benefits from an enclosed rear garden, garage and driveway. (EPC C)

LOCATION

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.

4 2 2

Guide Price £260,000





Ground Floor

Entrance Hall

Radiator. Access to WC, Kitchen, Living Room

Kitchen

Matching Wall & Floor Units. Integrated Cooker. Four Ring Gas Hob With Overhead Extractor. Integrated Dishwasher. Double Glazed.

Living/Dining Room

Double Glazed Sliding Doors - Conservatory. Laminate Flooring. Radiator. Storage Under Stairs.

Conservatory

Part Brick. Double Glazed. French Doors Leading To Garden.

WC

Double Glazed (Frosted). Sink. Toilet.

First Floor

Bedroom Two

Double Room. Double Glazed. Radiator. Garden View

Bedroom Three

Double Room. Radiator. Double Glazed. Front Facing.

Bathroom

Three Piece Bathroom Suite. Radiator. Extractor Fan.

Second Floor

Principle Bedroom

Double Room. Double Glazed. Radiator. Integrated Wardrobes/Cupboards. Ensuite.

En-Suite

Three Piece Shower Suite. Radiator.

Bedroom Four

Double Glaze. Radiator. Garden Views.

Outside

Parking

Single garage with one parking space.

Agents Note

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

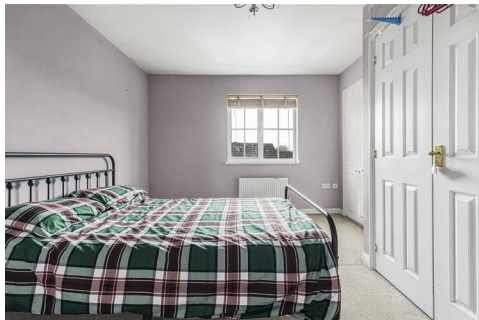
Viewings Strictly by appointment through the selling agents.

Please note the front photo has been edited for display purposes and to remove cars.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	82
	EU Directive 2002/91/EC	

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Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk

Approximate Gross Internal Area 1017 sq ft - 94 sq m

Ground Floor Area 407 sq ft - 38 sq m

First Floor Area 305 sq ft - 28 sq m

Second Floor Area 305 sq ft - 28 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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