



Hollesley Avenue, Haverhill, CB9 7WS

CHEFFINS

Hollesley Avenue

Haverhill,
CB9 7WS

- Four Bedroom House
- Ensuite to Master
- Garage and Driveway
- Conservatory
- Freehold
- EPC Rating C

A spacious four bedroom detached family home located on the popular Cambridge side of town. The property benefits from kitchen/diner, ensuite to the master bedroom, conservatory, single garage and off road parking for several vehicles. (EPC Rating C)

4 2 2

Guide Price £430,000





LOCATION

GROUND FLOOR**ENTRANCE HALL**

Storage cupboard, doors to:

LIVING ROOM

16'2 x 11'3

Window to front, feature fireplace, double doors to kitchen/diner.

KITCHEN/DINING ROOM

26'7 x 8'8

Fitted with a matching range of eye level and base units with work tops over and sink with mixer tap. Double electric oven and a four ring gas hob with an extractor hood above, space for dishwasher, washing machine and fridge-freezer.

CONSERVATORY

14'8 x 12'9

UPVC construction, French doors to rear garden.

WC

Fitted with two piece suite comprising of a pedestal wash hand basin and low level WC.

FIRST FLOOR**LANDING**

Doors to:

BEDROOM ONE

14'5 x 10'9

Window to front, radiator, built in wardrobes, door to:

ENSUITE

Fitted with three piece suite comprising double shower, vanity sink unit, low-level WC, under floor heating.

BEDROOM TWO

11'8 x 8'10

Window to rear, radiator.

BEDROOM THREE

11'10 x 2'0

Window to rear, radiator.

BEDROOM FOUR

11'7 x 8'10

Window to front, radiator, built in wardrobe,

BATHROOM

Fitted with three piece suite comprising panelled bath with shower over, hand basin and low-level WC and underfloor heating, obscure window.

OUTSIDE

Enclosed rear garden, laid to lawn with patio seating area and decking area to the rear.

PARKING

Integral garage with power and lighting, driveway for multiple vehicles.

AGENTS NOTE

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

Please note, the vendor of this property is an employee of Cheffins.

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		
(81-91) B		
(69-80) C	70	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £430,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - West Suffolk

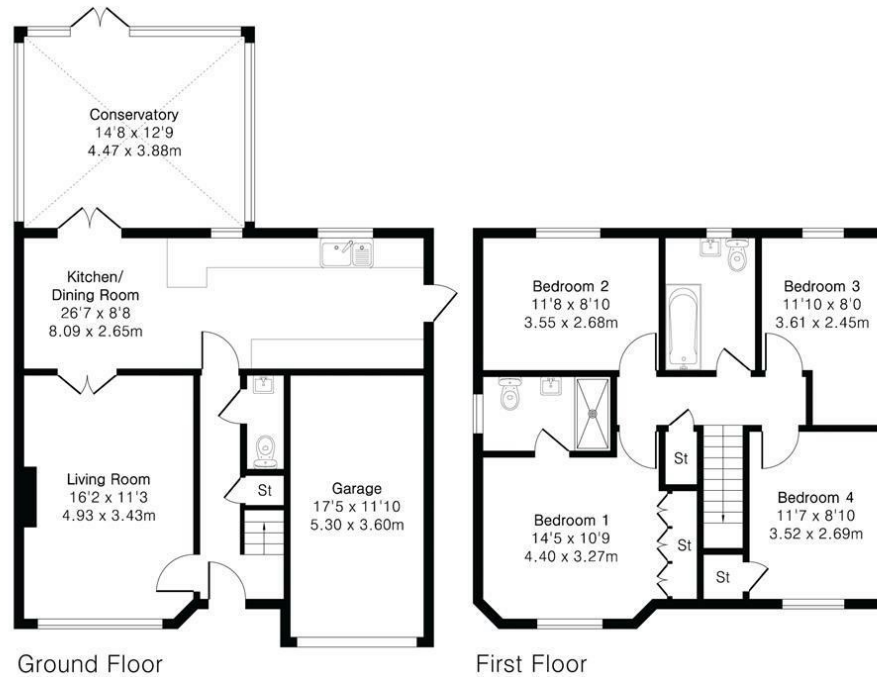


**Approximate Gross Internal Area 1355 sq ft - 125 sq m
(Excluding Garage)**

Ground Floor Area 705 sq ft – 65 sq m

First Floor Area 650 sq ft – 60 sq m

Garage Area 205 sq ft – 19 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.

[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.

