

DAVID
BURR



3 Bernhard Row

Haverhill, Suffolk

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Haverhill, Suffolk CB9 8EH

Situated within a quiet gated development, just off Hamlet Road and within walking distance of the town's amenities, this recently constructed two bedroom mews-style house enjoys open-plan living accommodation, allocated parking for two vehicles and garden.



- Mews-style two bedroom property
- Situated within a quiet gated development
- Walking distance to town's amenities
- Open-plan living accommodation
- Allocated parking for two vehicles
- Garden



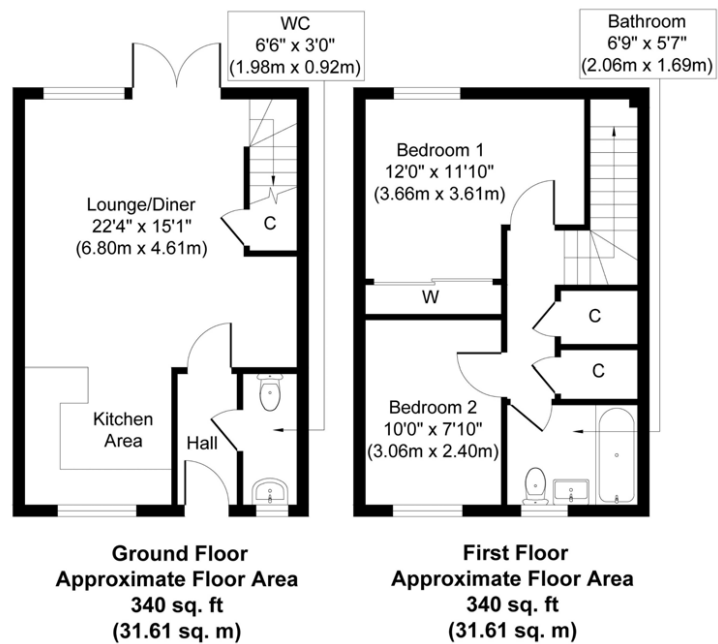
INTERIOR

Entrance into spacious HALLWAY with CLOAKROOM adjacent opening into a spacious open-plan KITCHEN/FAMILY AREA with a recessed kitchen comprising a range of wall and base units under worktop with a range of integrated appliances including a fridge/freezer, electric oven and gas hob, washing machine and dishwasher. French doors lead out to the garden.

FIRST FLOOR

TWO generous double BEDROOMS with outlook to the front and rear aspect respectively, built-in wardrobes to the main bedroom and a FAMILY BATHROOM comprising a panelled bath with shower attachment over, WC, wash hand basin and extensively tiled walls and floor.



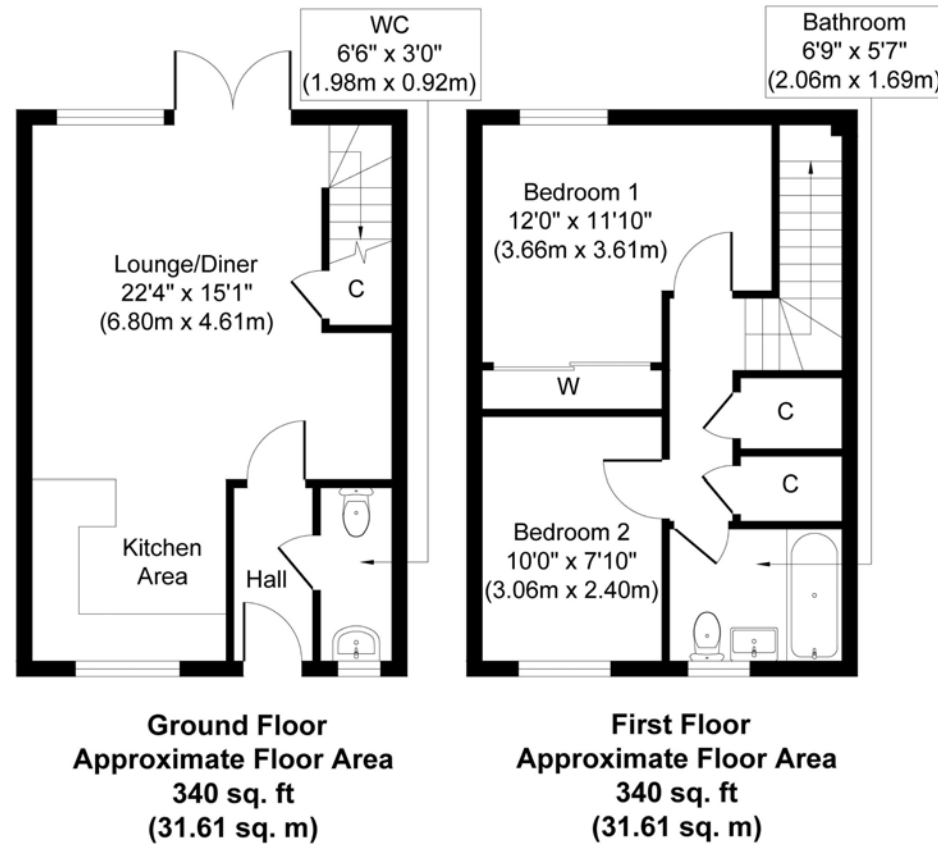


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floorplan



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Haverhill, Suffolk

Haverhill 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. 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.

Material Information

SERVICES: Mains water and mains drainage. Mains electricity connected. Gas-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: C. £2,351.47 per annum.

PROPERTY POSTCODE: CB9 8EH.

TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload.
Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None Known

RESTRICTIONS ON USE OR COVENANTS: None.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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