



Abercorn Court, Haverhill, CB9 8LQ

CHEFFINS

Abercorn Court

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Guide Price £220,000

A well presented three bedroom property which has been improved by the current vendors. The property benefits from many fine features including Kitchen/Diner, Sitting Room and pleasant rear garden. Viewing highly recommended (EPC Rating TBC)

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 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, gymnasia, 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.





ENTRANCE HALL

RADIATOR. TWO STORAGE CUPBOARDS.
DOOR TO

KITCHEN / DINER

Matching base and wall units. Space for washing machine, dishwasher, fridge freezer. Sliding doors to garden.

LIVING ROOM

Radiator. Window.

FIRST FLOOR

BEDROOM ONE

Window. Radiator.

BEDROOM TWO

Window. Radiator.

BEDROOM THREE

Window. Radiator.

BATHROOM

Bath. Shower over bath. Vanity Sink. Obscured glass window.

W/C

Obscure glass window, low level WC.

GARDEN

Enclosed by timber fencing. Large patio area. Laid Lawn. Matured Shrubs.

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

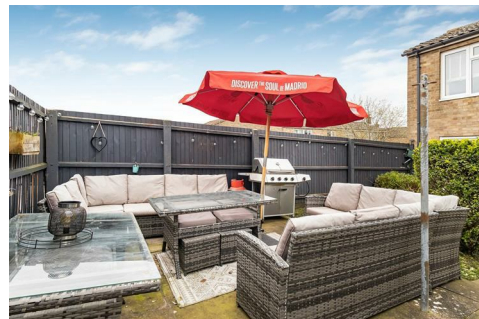
By appointment through the Agents.

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		
(92-101) 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	EU Directive 2002/91/EC	

Guide Price £220,000

Tenure – Freehold

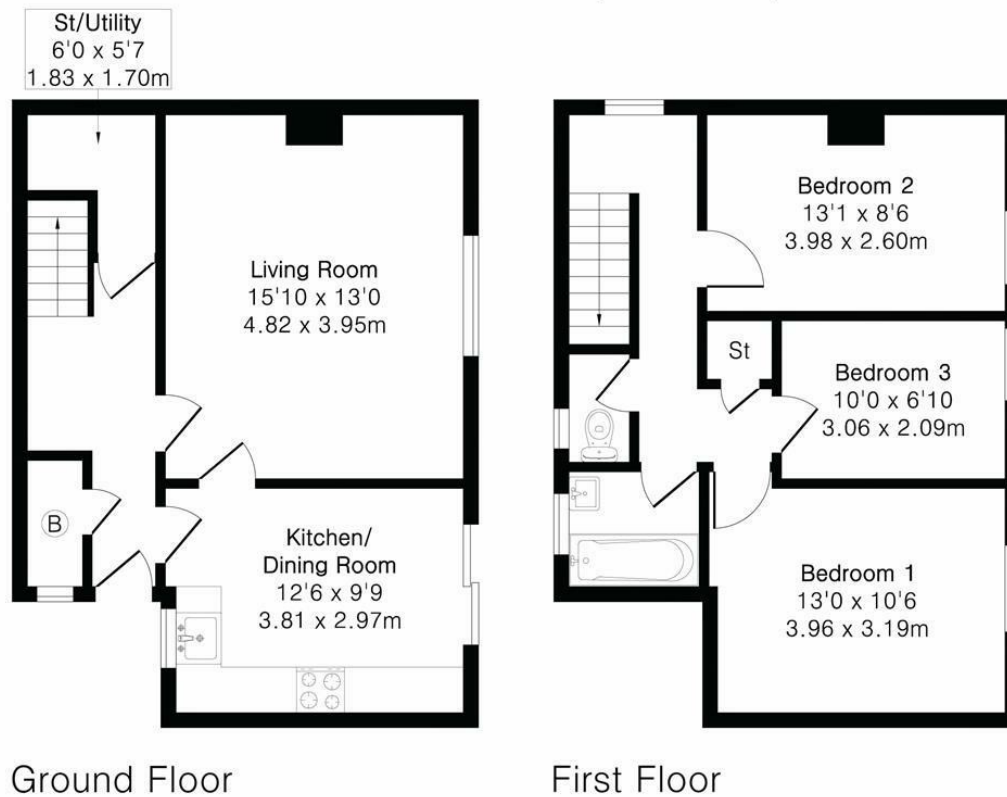
Council Tax Band – B

Local Authority – West Suffolk

Approximate Gross Internal Area 914 sq ft - 84 sq m

Ground Floor Area 457 sq ft – 42 sq m

First Floor Area 457 sq ft – 42 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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