



Mellis Close, Haverhill, CB9 7FL

**CHEFFINS**

# Mellis Close

Haverhill,  
CB9 7FL

**\*VENDOR HAS FOUND\*** A three bedroom detached property befitting from generous living accommodation, utility, master bedroom with en-suite, garage and driveway (EPC rating C)

## 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 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. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries.



**Guide Price £360,000**





## ENTRANCE HALL

Radiator, understairs storage, door to wc, door to kitchen, door to:

## LIVING ROOM

Bay window to front, radiator, electric fire, open plan to:

## DINING ROOM

French doors to rear garden, radiator, door to:

## KITCHEN

Modern fitted base and eye level units, space for cooker with extractor over, integrated fridge/freezer, integrated dishwasher, stainless steel sink, window to rear, door to:

## UTILITY ROOM

Fitted base and eye level units, space and plumbing for washing machine, space for additional appliances, stainless steel sink, window to rear, door to rear garden.

## WC

Two piece suite comprising low level wc, hand wash basin, obscure window.

## FIRST FLOOR

### LANDING

Doors to:

### BEDROOM ONE

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

### EN-SUITE

Three piece suite comprising shower enclosure, low level wc, hand wash basin, obscure window.

### BEDROOM TWO

Window to front, radiator.

### BEDROOM THREE

Window to front, radiator.

## BATHROOM

Three piece suite panelled bath, low level wc, hand wash basin, obscure window.

## OUTSIDE

Enclosed rear garden with laid lawn and patio for seating and dining. Front garden with drive way for at least two cars. Garage.

## 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 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		EU Directive 2002/91/EC	

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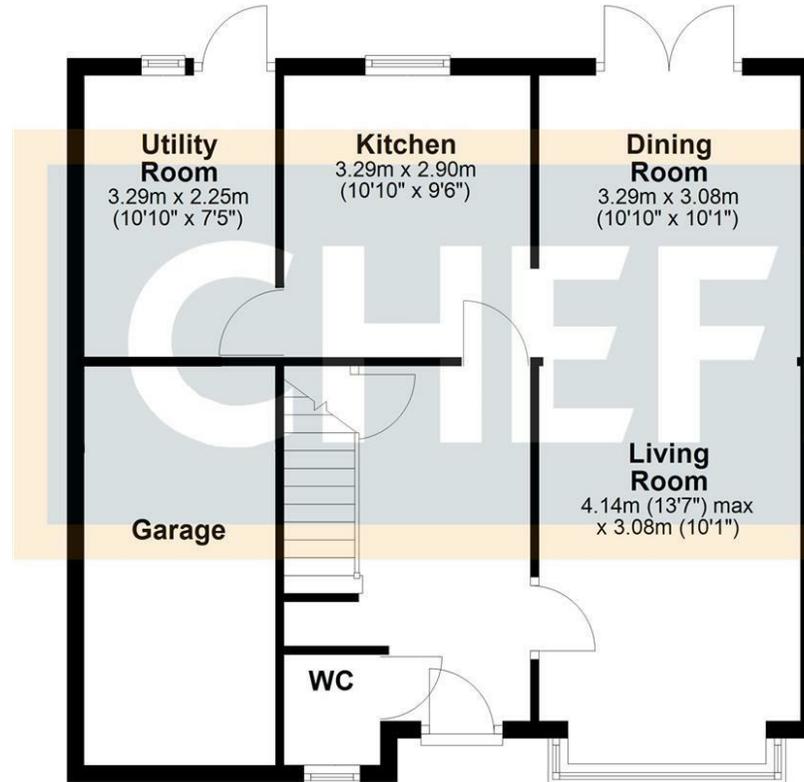
Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk

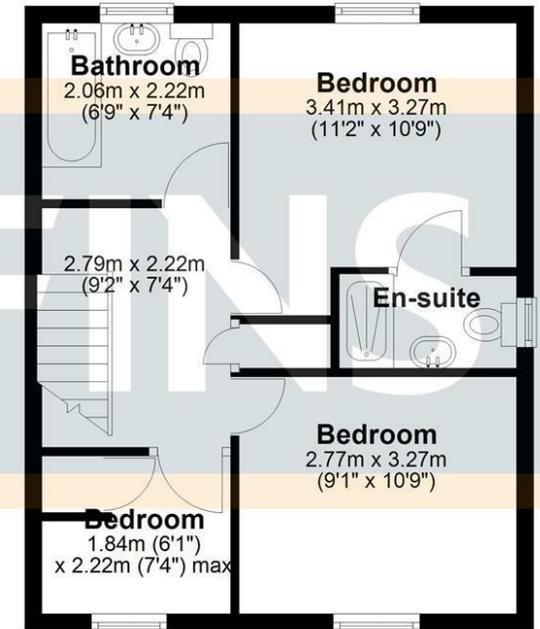
### Ground Floor

Approx. 57.2 sq. metres (615.4 sq. feet)



### First Floor

Approx. 38.6 sq. metres (415.0 sq. feet)



Total area: approx. 95.7 sq. metres (1030.4 sq. feet)

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.

