



Grenadier Road, Haverhill, CB9 9QQ

CHEFFINS

Grenadier Road

Haverhill,
CB9 9QQ

- Cambridge Side of Town
- Single Garage
- Driveway for Two Vehicles
- Open Plan Kitchen/Diner
- Pleasant Rear Garden
- Ensuite to Master Bedroom
- Freehold
- EPC Rating TBC

A well presented three bedroom detached property occupying an enviable position over looking greenspace, situated on the popular Cambridge side of town, benefitting from spacious living accommodation, an ensuite to master bedroom, single garage and driveway for two vehicles. (EPC Rating TBC)

3 2 1

Guide Price £340,000





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.

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, doors to:

SITTING ROOM

Two radiators, window to front, doors to understairs storage, French doors to rear garden.

KITCHEN/DINING ROOM

Fitted base and eye level units with worktop over, integral dishwasher, space for fridge/freezer, one and half bowl stainless steel sink, electric oven, four ring gas hob with extractor over, dual aspect windows, radiator, door to side.

WC

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

FIRST FLOOR

LANDING

Window overlooking rear garden, storage cupboard, doors to:

BEDROOM ONE

Window to front, radiator, fitted wardrobes, door to:

ENSUITE

Three piece suite comprising low level wc, pedestal hand wash basin, shower enclosure, heated towel rail, extractor fan, obscure window.

BEDROOM TWO

Window to front, radiator.

BEDROOM THREE

Window to rear, radiator.

BATHROOM

Three piece suite comprising low level wc, pedestal hand wash basin, panelled bath with shower attachment, radiator, extractor fan, obscure window.

OUTSIDE

The rear garden has an immediate paved patio area for seating with the remainder of the garden being laid lawn with shrub borders. Enclosed by timber fencing with side access gate to the front of the property, personal door into garage.

GARAGE AND DRIVEWAY

Single garage with electric up and over door, power and lighting connected. Driveway providing parking for two 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.

Viewings Strictly by appointment through the selling agents.

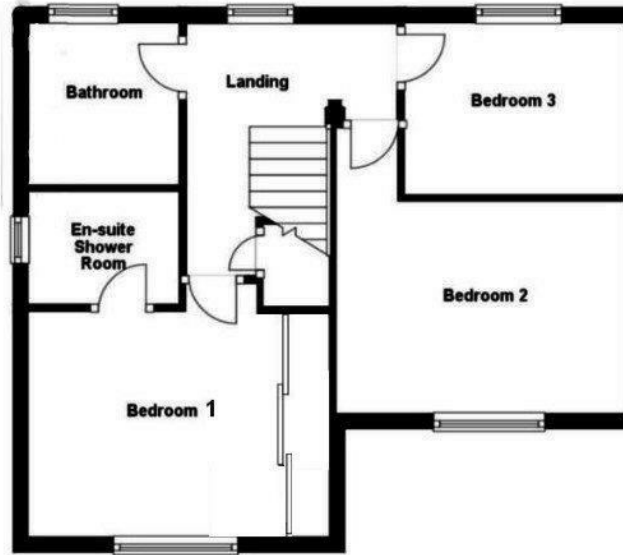
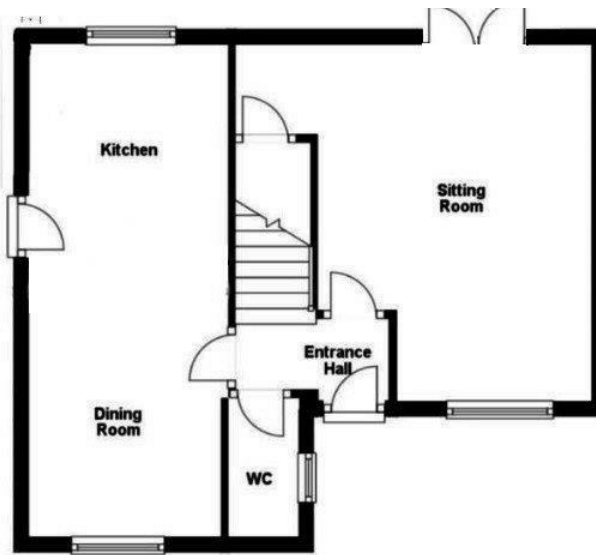
SPECIAL NOTES - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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	

Guide Price £340,000

Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk

[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.