



Tern Close, Haverhill, CB9 0JN

CHEFFINS

Tern Close

Haverhill,
CB9 0JN

* END OF CHAIN * A well presented three bedroom house in the heart of Haverhill within a sought after residential location, benefitting from spacious accommodation throughout. There is a light and airy living room with sliding doors leading to the garden, a generous kitchen and WC, three bedrooms and a family bathroom. There is also a drive way for one car and garage. (EPC D)

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, 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.

Cambridge | Ely | Haverhill | Newmarket | Saffron Walden | London

3 1 1

Guide Price £260,000





HALLWAY

Doors to Living Room, Kitchen, WC. Radiator

LIVING ROOM

Radiator. Double Glaze. Double Aspect. Sliding Doors.

KITCHEN

Matching Floor and Wall Units. 4 Ring Gas Hob. Integrated Eye Level Oven. Double Glazed. Door Leading to Rear Garden. Radiator

WC

Double Glazed. Radiator.

BEDROOM ONE

Double Glazing. Radiator. Fitted Wardrobes With Overhead Storage. Radiator.

BEDROOM TWO

Double Glazed. Radiator. Storage Cupboard/Wardrobe

BEDROOM THREE

Double Glazed. Radiator.

BATHROOM

Matching Three Piece Bathroom Suite. Heated Towel Rail. Double Glazed Obscured Glass.

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	68	73
EU Directive 2002/91/EC		

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Tenure – Freehold

Council Tax Band – B

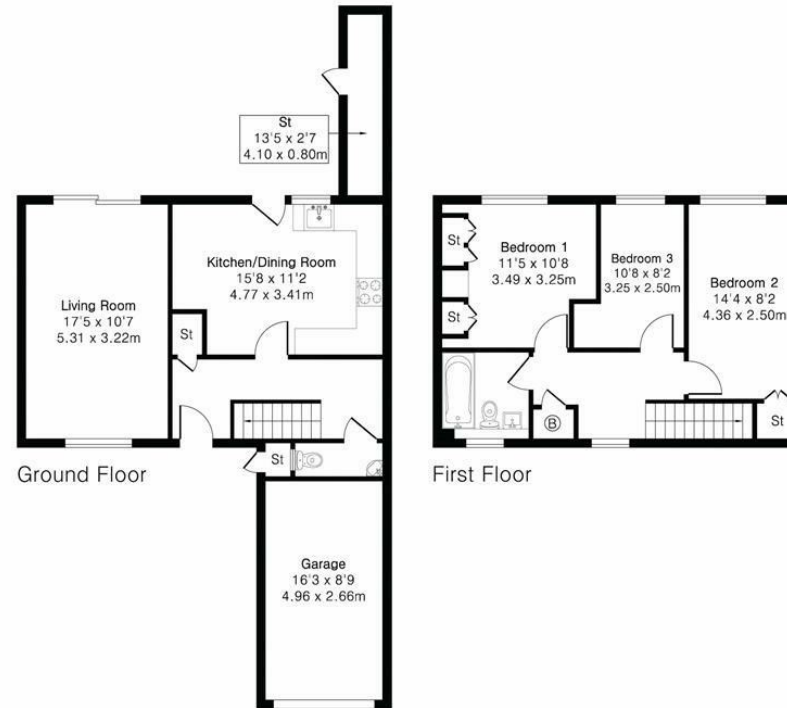
Local Authority – West Suffolk

Approximate Gross Internal Area 986 sq ft - 92 sq m (Excluding Garage)

Ground Floor Area 524 sq ft – 49 sq m

First Floor Area 462 sq ft – 43 sq m

Garage Area 142 sq ft – 13 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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