



Falklands Road, Haverhill, CB9 0EA

CHEFFINS

Falklands Road

Haverhill,
CB9 0EA

A wonderful four bedroom, detached family home situated on a generous plot, offering well proportioned living accommodation, single garage and driveway for two vehicles, ensuite to master bedroom and spacious rear garden. (EPC Rating 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, gymnasium, 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.

4 2 2

Guide Price £400,000





GROUND FLOOR

ENTRANCE HALL

Radiator, understairs storage, door to rear garden, doors to:

LIVING ROOM

Two radiators, feature fireplace, window to front, sliding doors to rear garden.

DINING ROOM

Window to front, radiator.

KITCHEN

Fitted with base and eye level units with worktop over, ceramic sink with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, electric oven, four ring electric hob with extractor over, window to rear.

WC

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

FIRST FLOOR

LANDING

Cupboard housing boiler and hot water cylinder, doors to:

BEDROOM ONE

Window to front, radiator, door to:

ENSUITE

Three piece suite comprising low level wc, hand wash basin, panelled bath with shower over, heated towel rail, obscure window, storage cupboard.

BEDROOM TWO

Window to front, radiator, storage cupboard.

BEDROOM THREE

Window to rear, radiator.

BEDROOM FOUR

Window to rear, radiator

BATHROOM

Three piece suite comprising low level wc, hand wash basin, panelled corner bath with shower over, heated towel rail, obscure window.

OUTSIDE

A splendid rear garden occupying a generous plot, with an immediate patio area for seating and the remainder being laid to lawn. There is an additional paved patio to the rear of the garden which provides an extra area for seating and entertaining overlooking the garden. Enclosed by timber fencing and bordered mature shrubs and trees. There are additional shingle areas to the rear of the garden providing further seating areas or for plants. A gated side access provides access to the front of the property and a personal door into the garage.

PARKING

Single garage with up and over door, power and lighting connected. Driveway to the front providing parking for a further 2 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.

The property is currently unregistered but will be registered upon completion.

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.

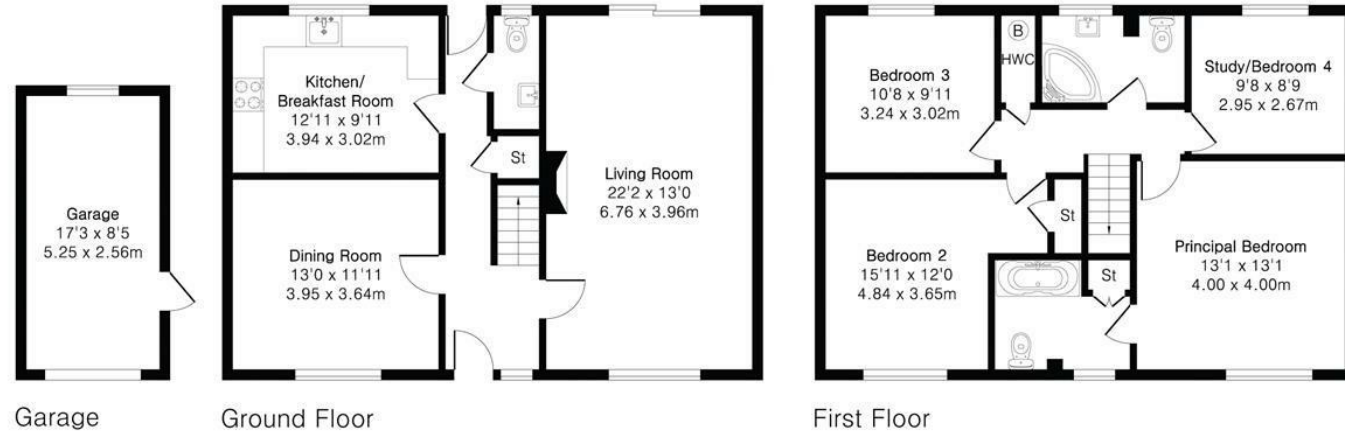


**Approximate Gross Internal Area 1458 sq ft - 136 sq m
(Excluding Garage)**

Ground Floor Area 729 sq ft – 68 sq m

First Floor Area 729 sq ft – 68 sq m

Garage Area 145 sq ft – 13 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £400,000

Tenure – Freehold

Council Tax Band – E

Local Authority – West Suffolk



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.



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.

