



Camps Road, Haverhill, CB9 8HB

**CHEFFINS**

## Camps Road

Haverhill,  
CB9 8HB

A wonderful Grade II listed timber framed cottage, occupying a convenient central position close to the town centre and local amenities. Offering spacious character accommodation with a wealth of exposed timber beams, fine inglenook fireplace, vaulted ceilings and cosy garden.

### 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.

2 1 1

Guide Price £275,000





## GROUND FLOOR

### ENTRANCE HALL

Radiator, door to stairs leading to cellar, door to bathroom, open to:

### LIVING ROOM

Window to rear, exposed Tudor brick flooring, exposed beams, fine inglenook fireplace with beam over, multi-fuel stove inset, staircase leading to first floor, open to:

### KITCHEN/DINING ROOM

Fitted with base and eye level units with worktop over, ceramic butler sink unit, space for cooker, space for fridge/freezer, understairs storage cupboard, radiator, dual aspect windows.

### BATHROOM

Fitted three piece suite comprising roll top bath with shower attachment over, pedestal hand wash basin, high flush wc, radiator, obscure window.

### CELLAR

Accessed from the entrance hall, obscure window, radiator. Providing excellent storage space or potential conversion to living space.

## FIRST FLOOR

### LANDING

Doors to:

### BEDROOM ONE

Window to front, exposed beams, vaulted ceiling, radiator.

### BEDROOM TWO

Window to side, exposed beams, vaulted ceiling, radiator.

### GARDEN

A wonderful cottage style rear garden, with a variety of shrubs and plants throughout. Laid to lawn with a pergola covered seating area, shed to side. Enclosed by a brick wall, and timber fencing with side access gate.

## PARKING

Gravel drive providing off-road parking for one vehicle, to the front of the property.

## 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.

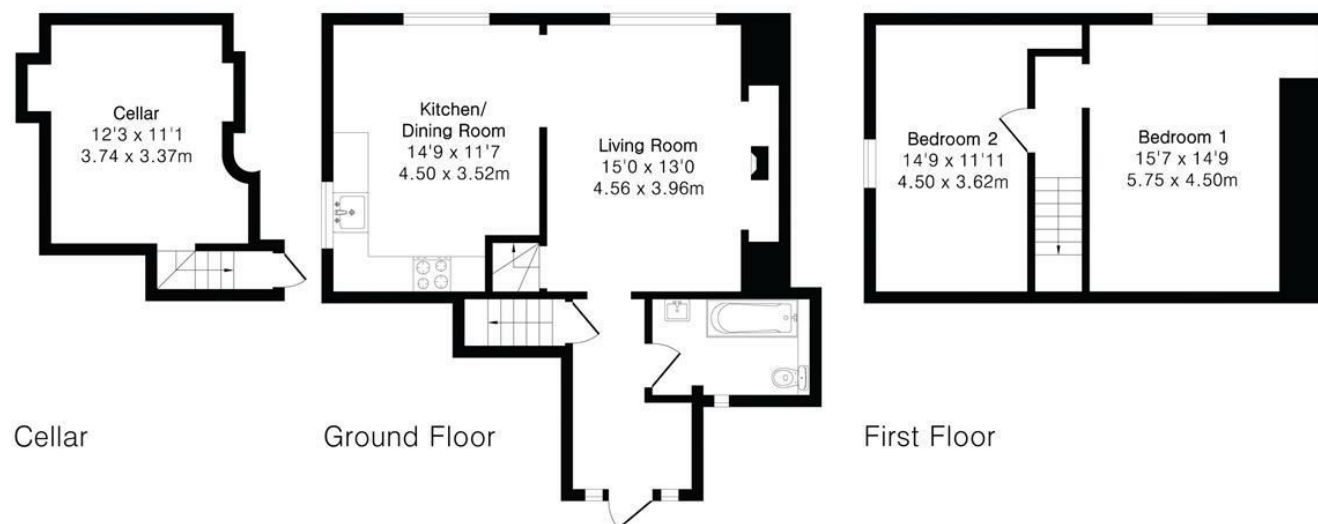


## Approximate Gross Internal Area 994 sq ft - 92 sq m

Cellar Area 145 sq ft – 13 sq m

Ground Floor Area 504 sq ft – 47 sq m

First Floor Area 345 sq ft – 32 sq m



Guide Price £275,000

Tenure – Freehold

Council Tax Band – B

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.

**CHEFFINS**

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>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | [cheffins.co.uk](http://cheffins.co.uk)

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.



**CHEFFINS**