



Burton End, Haverhill, CB9 9AD

CHEFFINS

Burton End

Haverhill,
CB9 9AD

A spacious three bedroom semi-detached bungalow situated on an elevated position, close to the town centre and local amenities. The property benefits from many fine features including generous gardens, garage and driveway. (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, 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.

3 1 2

Guide Price £299,950





ENTRANCE HALL

Radiator, doors to:

LOUNGE

Dual aspect windows to front and side, gas fire and marble hearth, feature surround, two radiators, open to:

DINING AREA

Currently used as a study, radiator, door to bedroom three, door to:

KITCHEN

Range of matching wall and base level units with worktops over, stainless steel sink with mixer tap, four ring gas hob with extractor over, double eye level ovens, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, radiator, windows to rear and side, patio doors to rear garden.

BEDROOM ONE

Window, radiator.

BEDROOM TWO

Window, radiator, loft access.

BEDROOM THREE

(max into recess) Window, radiator, built in storage cupboard housing gas boiler, built in double wardrobes.

SHOWER ROOM

Three piece suite comprising shower cubicle, vanity hand wash basin, low level wc, radiator, window to rear.

OUTSIDE

The front garden is elevated and mainly laid

to lawn, with mature shrubs to borders with a pathway leading to the entrance door. The rear gardens are fully enclosed by timber fencing with an additional metal fence and gate dividing the garden. Predominantly laid to lawn with a paved patio area immediately to the rear of the property. Timber built shed, outside tap.

GARAGE AND PARKING

Detached garage and driveway to rear accessed by double gates.

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			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

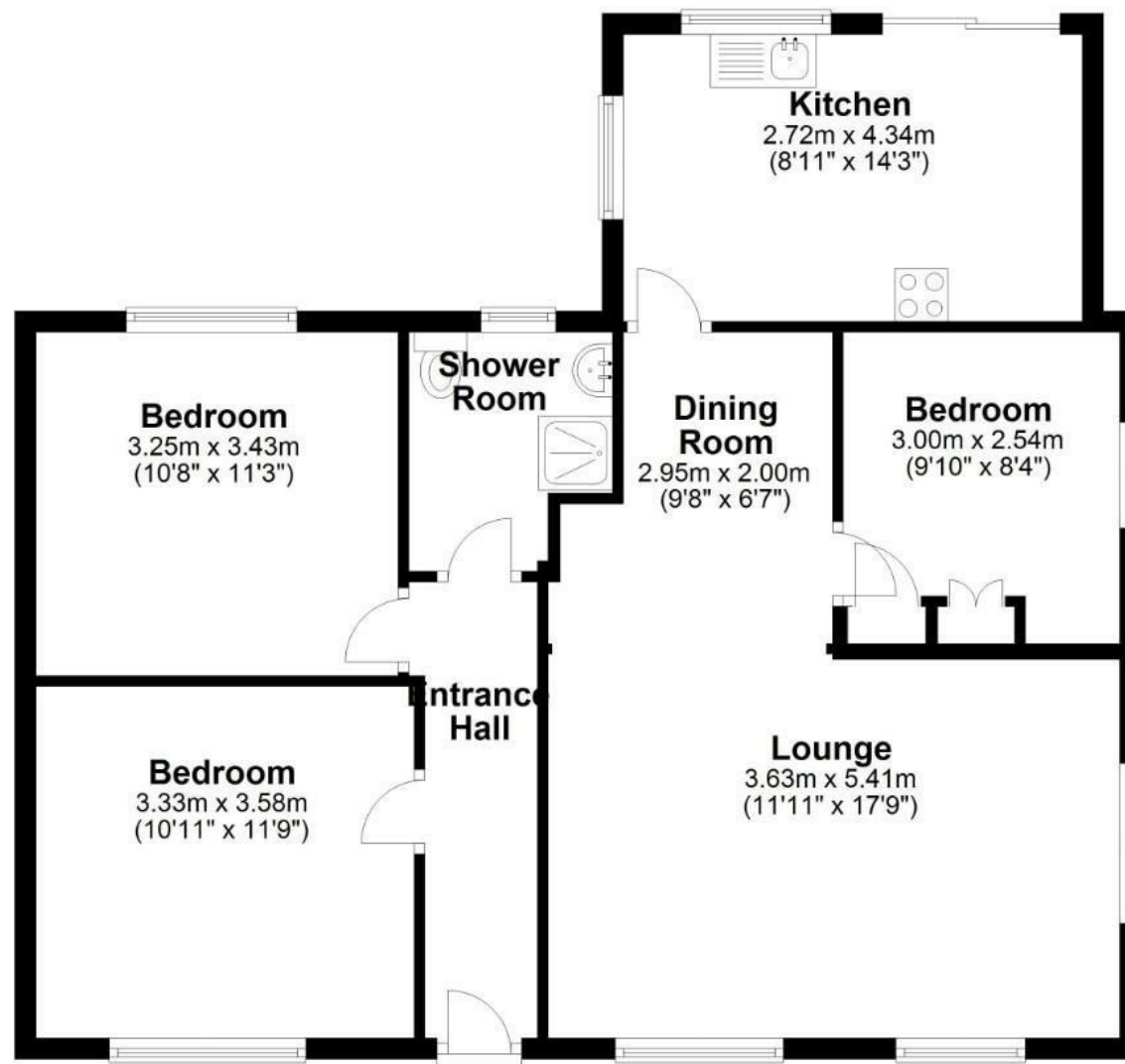
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Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk

Ground Floor



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

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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