



Strawberry Fields, Haverhill, CB9 9DR

CHEFFINS

Strawberry Fields

Haverhill,
CB9 9DR

Offered for sale with no onward chain is a detached three bedroom property situated in the popular area of Strawberry Fields. Benefitting from an ensuite to master bedroom, private rear garden, garage and driveway. (EPC Rating TBC)

LOCATION

Haverhill is a thriving and popular market town 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 provide it with growing residential, commercial and leisure facilities.

Currently 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.

3 2 2

Guide Price £325,000





GROUND FLOOR

ENTRANCE HALL

Double glazed door to front, radiator, laminate flooring, stairs to first floor landing.

WC

Low-level WC, wall-mounted wash hand basin, radiator, laminate flooring, double glazed window to side.

LOUNGE

French doors opening onto the rear garden, double glazed window to front, laminate flooring, two radiators.

DINING ROOM

Double glazed window to front, radiator, doorway to:

KITCHEN

A range of matching wall and base units with work surfaces over, 1½ bowl stainless steel sink with mixer tap, space and plumbing for appliances, Worcester wall-mounted boiler, tiled splashbacks, radiator, doorway to side.

FIRST FLOOR

LANDING

Double glazed window to rear, inset spotlights, airing cupboard housing water cylinder, access to loft.

BEDROOM ONE

Double glazed window to front, radiator, door to:

ENSUITE

Corner shower, low-level WC, pedestal wash hand basin, tiled splashbacks, inset spotlights, double glazed window to side, radiator.

BEDROOM TWO

Double glazed window to front, radiator.

BEDROOM THREE

Double glazed window to rear, radiator.

BATHROOM

Double glazed window to rear, low-level WC,

pedestal wash hand basin, side-panelled bath with electric shower over and chrome attachments, tiled splashbacks, radiator.

OUTSIDE

Enclosed by walled gardens, mainly laid to lawn with patio seating area. Rear gated access leading to driveway and garage.

Front: Mainly laid to lawn with pathway access. Situated on the edge of a cul-de-sac.

GARAGE AND DRIVEWAY

Up-and-over door (no power or light connected).

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		
(92-100) 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 £325,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – West Suffolk



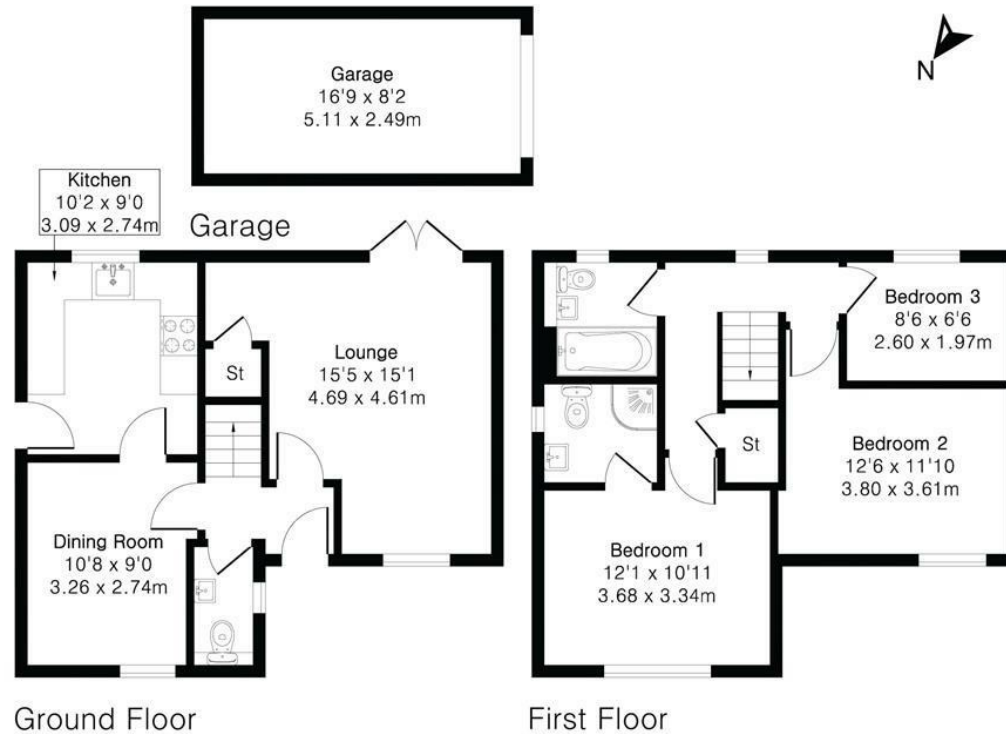
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.

**Approximate Gross Internal Area 896 sq ft - 84 sq m
 (Excluding Garage)**

Ground Floor Area 448 sq ft – 42 sq m

First Floor Area 448 sq ft – 42 sq m

Garage Area 137 sq ft – 13 sq m



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

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

