



Victoria Road, Haverhill, CB9 9PS

**CHEFFINS**



# Victoria Road

Haverhill,  
CB9 9PS

Offered for sale with no onward chain, is a well presented, three bedroom, semi-detached property situated on the sought after Strawberry Fields development. Benefitting from a modern kitchen, conservatory, modern shower room, single garage and off road parking. (EPC Rating D)

## LOCATION

Haverhill, the fastest-growing market town in Suffolk, offers a thriving and convenient lifestyle. Its prime location allows easy access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive), and the M11 corridor. The town boasts a mainline rail station at Audley End (12 miles), with direct links to London Liverpool Street.

Despite its excellent transportation connections, Haverhill remains an affordable place to buy and rent a property. The ongoing investments, both private and public, contribute to its continuous growth in residential, commercial, and leisure facilities. The town features a vibrant High Street with a popular twice-weekly market, out of town shopping, as well as an array of public houses, cafes, restaurants, social clubs, and hotels. For sports enthusiasts, there is an esteemed 18-hole golf course, Haverhill Tennis Club, The New Croft's all-weather sports facility with two full-size 3G pitches, and Haverhill Rugby Club. These clubs offer teams and coaching for various age groups.

Haverhill also boasts a comprehensive nursery and schooling system, a well-utilized sports centre with all-weather pitches, various churches, and much more. The town centre continues to attract a growing number of national chains, and there is even a town centre multiplex cinema complex with associated eateries.

3 1 1

Guide Price £282,500





## GROUND FLOOR

### ENTRANCE HALL

Radiator, door to:

### WC

Two piece suite comprising low level wc, vanity hand wash basin.

### KITCHEN

Fitted with matching base and eye level units, eye level electric oven, microwave oven, electric hob with extractor over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, window to front.

### LIVING/DINING ROOM

Window to side, patio doors to conservatory, two radiators, stairs to first floor.

### CONSERVATORY

Half brick and half upvc construction with a polycarbonate roof, power and lighting connected, French doors to rear garden.

## FIRST FLOOR

### LANDING

Storage cupboard, doors to:

### BEDROOM ONE

Window to rear, radiator.

### BEDROOM TWO

Window to front, radiator.

### BEDROOM THREE

Window to rear, radiator.

### SHOWER ROOM

Three piece suite comprising double shower

enclosure, vanity hand wash basin, low level wc, heated towel rail, extractor fan, obscure window.

## OUTSIDE

An enclosed rear garden which is predominantly laid to lawn with a paved patio area for seating. All enclosed by timber fencing with a side access gate to the front of the property.

## GARAGE EN BLOC AND PARKING

Single garage with up and over door and 1 allocated parking space opposite.

## 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.





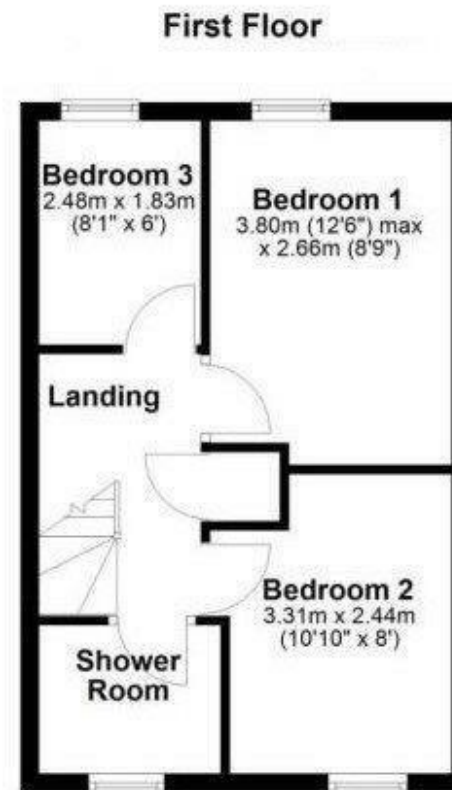
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £282,500

Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk



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.

