



Tern Close, Haverhill, CB9 0JN

CHEFFINS

Tern Close

Haverhill,
CB9 0JN

* END OF CHAIN * A well presented three bedroom house in the heart of Haverhill within a sought after residential location, benefitting from spacious accommodation throughout. There is a light and airy living room with sliding doors leading to the garden, a generous kitchen and WC, three bedrooms and a family bathroom. There is also a drive way for one car and garage. (EPC 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, 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.



Guide Price £260,000



**HALLWAY**

Doors to Living Room, Kitchen, WC.
Radiator

LIVING ROOM

Radiator. Double Glaze. Double Aspect.
Sliding Doors.

KITCHEN

Matching Floor and Wall Units. 4 Ring
Gas Hob. Integrated Eye Level Oven.
Double Glazed. Door Leading to Rear
Garden. Radiator

WC

Double Glazed. Radiator.

BEDROOM ONE

Double Glazing. Radiator. Fitted
Wardrobes With Overhead Storage.
Radiator.

BEDROOM TWO

Double Glazed. Radiator. Storage
Cupboard/Wardrobe

BEDROOM THREE

Double Glazed. Radiator.

BATHROOM

Matching Three Piece Bathroom Suite.
Heated Towel Rail. Double Glazed
Obscured Glass.

AGENTS NOTE

AGENTS NOTE - For more information on

this property, please refer to the
Material Information brochure that can
be found on our website. Property
construction, Concrete walls, wimpey no
fines construction, tiled roof.

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.

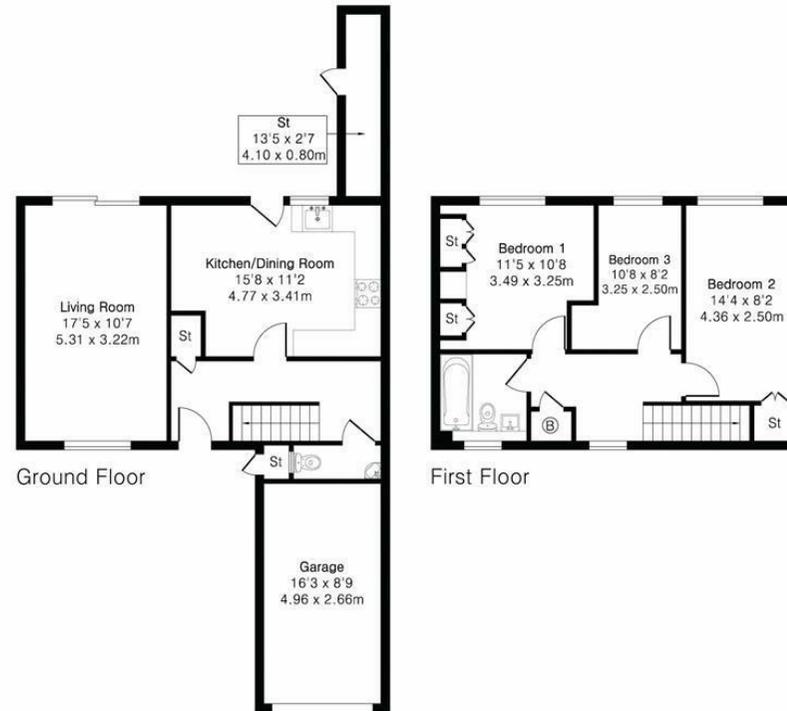


**Approximate Gross Internal Area 986 sq ft - 92 sq m
(Excluding Garage)**

Ground Floor Area 524 sq ft – 49 sq m

First Floor Area 462 sq ft – 43 sq m

Garage Area 142 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		68	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 £260,000

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.



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.

