



Cross Close, Haverhill, CB9 0EB

CHEFFINS

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Haverhill,
CB9 0EB

Offered for sale with no onward chain is an exceptionally well presented and larger than average three bedroom, semi detached family home. The property has been updated to a high standard throughout and offers generous outside space, single garage and driveway. (EPC Rating B)

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.

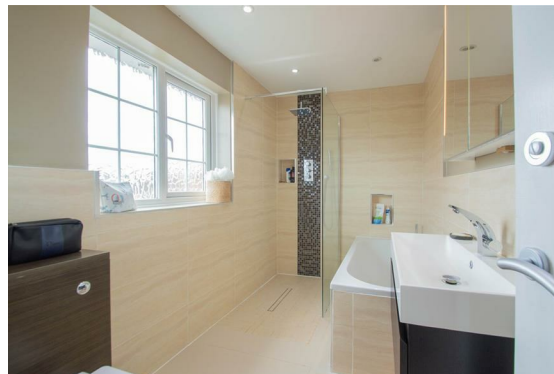
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

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.

3 1 2

Guide Price £350,000





GROUND FLOOR

ENTRANCE HALL

The property is entered through a solid wood front door leading into the entrance hallway, which features laminate flooring. Stairs rise to the first-floor landing, and there is a radiator as well as a large under-stairs storage cupboard providing ample space.

SITTING ROOM

A spacious dual-aspect room featuring double-glazed windows to the front and side. The room is fitted with two radiators, built-in storage, and a feature wood-burning stove.

KITCHEN

Fitted with a range of matching wall and base units with work surfaces over, incorporating a 1.5 bowl sink unit with mixer taps and tiled splashbacks. There is space and plumbing for appliances, vinyl flooring, a radiator, and a double-glazed window to the rear.

DINING ROOM

Finished with laminate flooring and heated by a radiator, featuring a double-glazed window to the rear alongside an additional full-length double-glazed window.

WC

Comprising a low-level WC and a wall-mounted wash hand basin with tiled splashbacks. The room is finished with laminate flooring, inset spotlights, a radiator, and a double-glazed window to the side.

FIRST FLOOR

LANDING

Providing access to the loft space and housing the airing cupboard.

BEDROOM ONE

Featuring a double-glazed window to the front, built-in wardrobes with a dedicated dressing area, and a radiator.

BEDROOM TWO

A double bedroom with a double-glazed window to the rear, feature wood panelling, and a radiator.

BEDROOM THREE

Double-glazed window to the rear and a radiator.

BATHROOM

Fitted with a four-piece suite comprising a vanity wash hand basin, side-panel bath, low-level WC, and a walk-in shower with chrome attachments, tiled splashbacks, and a rainfall showerhead. Additional features include tiled walls, tiled flooring, inset spotlights, a heated chrome towel rail, and a double-glazed window to the side.

REAR GARDEN

Enclosed by timber fencing with gated side access, the rear garden is mainly laid to lawn with flowerbed borders. Outdoor living spaces include a large patio seating area undercover beneath a pergola, equipped with outside lighting and power points. There is a second large decked area with a pergola suitable for use as an outdoor kitchen, a central summerhouse with double doors, power, and light connected, an additional pergola-covered seating area, and a timber-built storage shed.

GARAGE AND PARKING

A driveway is situated to the side of the property leading to the garage. The garage has been partially converted into an office space featuring power, light, and laminate flooring, while the front portion is retained for storage with a front access door.

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		92
(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 £350,000

Tenure – Freehold

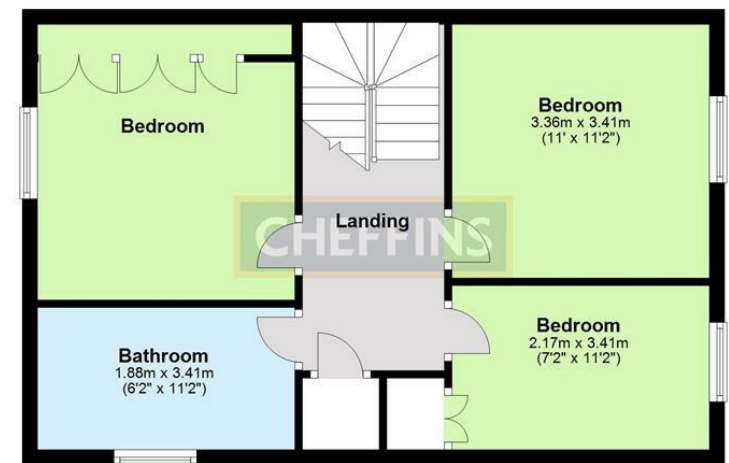
Council Tax Band – C

Local Authority – West Suffolk

Ground Floor



First Floor



Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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>.

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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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

