

Reynolds Close, Haverhill, CB9 7FF

CHEFFINS

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Haverhill,
CB9 7FF

3 1 1

£270,000



- Single Garage and Driveway
- Three Bedrooms
- Kitchen/Dining Room
- Generous Living Room
- Conservatory
- Ground Floor WC

A spacious and well presented three bedroom end of terrace property occupying a private cul de sac position within a sought after area of Haverhill. The property benefits from many fine features including an open plan kitchen/diner, generous sitting room, good sized rear garden, single garage and driveway. (EPC C)









LOCATION

GROUND FLOOR

ENTRANCE HALL
Window to front, radiator, door to:

WC
Obscure window to front, radiator, low level WC, wash hand basin.

LIVING ROOM
14'8 x 14'6
Window to front, radiator, stairs leading to the first floor, door to:

KITCHEN/DINING ROOM
14'8 x 9'7
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, wall-mounted gas-fired boiler serving the central heating, window to rear, sliding patio doors to:

CONSERVATORY
8'6 x 6'5
UPVC construction, door to garden.

FIRST FLOOR

LANDING
Radiator, doors to:

BEDROOM ONE
11'2 x 10'6
Window to front, fitted wardrobe, radiator.

BEDROOM TWO
10'6 x 9'6
Window to rear, radiator, storage cupboard.

BEDROOM THREE
8'4 x 6'5
Window to front, radiator.

BATHROOM
Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin with shower over, low-level WC, obscure window to rear, radiator.

OUTSIDE
To the front of the property there is a wrought iron gate which leads through to the rear garden. The rear garden is of a generous size with an immediate paved patio area on leaving the property. Steps lead up to a large lawn area which is bordered by shrubs and plants. To the rear of the garden is a decked area with pergola over. The garden is enclosed by timber fencing.

GARAGE AND PARKING
Single garage adjacent to the house, with up and over door, power connected with parking for one vehicle on the driveway to the front.

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.





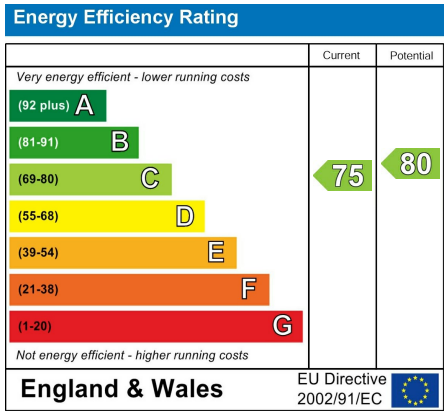










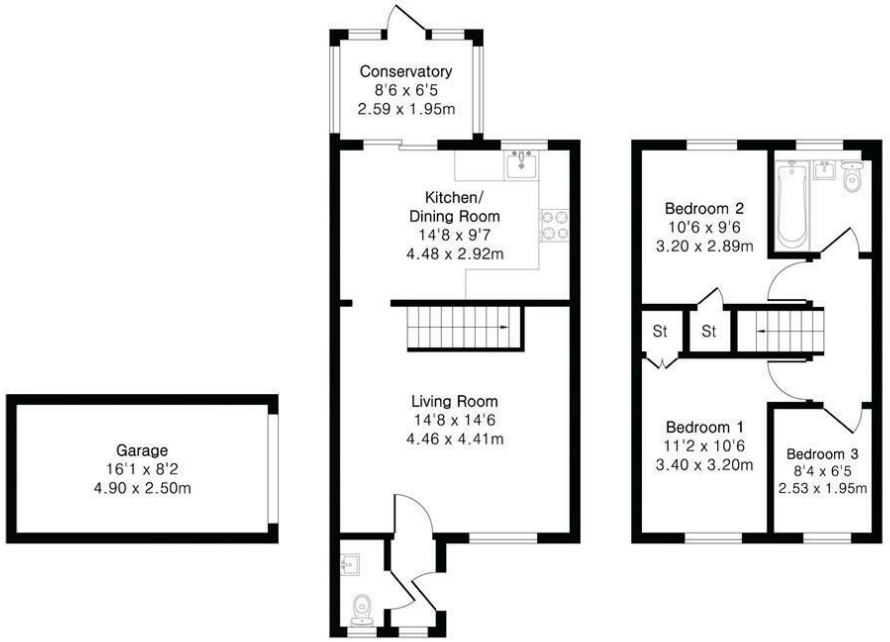




£270,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk

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Approximate Gross Internal Area 817 sq ft - 75 sq m
(Excluding Garage)
Ground Floor Area 457 sq ft – 42 sq m
First Floor Area 360 sq ft – 33 sq m
Garage Area 132 sq ft – 12 sq m



PINKPLAN

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.

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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: 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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