



Manor Road, Haverhill, CB9 0EP

CHEFFINS

Manor Road

Haverhill,
CB9 0EP

- Immaculately Presented Throughout
- Four Double Bedrooms
- Kitchen / Dining Room
- WC
- Beautiful Rear Garden
- Large Single Garage & Driveway
- Close To Schools & Amenities
- EPC Rating B

An immaculately presented detached property constructed in 2021, benefitting from four double bedrooms, kitchen/dining room, pleasant rear garden, large garage and off road parking. The property is ideally located within close proximity to local schools and amenities. (EPC Rating B)



Offers In Excess Of £400,000





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 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.

GROUND FLOOR

ENTRANCE HALL

Understairs storage cupboard, radiator

WC

Fitted with a two piece suite comprising low level WC, pedestal wash basin, extractor fan.

SITTING ROOM

Window to front, radiator.

KITCHEN / DINING ROOM

Fitted with a matching range of base and eye level units, one and half bowl stainless steel sink, integral dish washer, washing machine and fridge freezer. Electric oven, four ring gas hob with extractor hood over, window and french double doors leading to the garden.

FIRST FLOOR

BEDROOM ONE

Window, radiator.

BEDROOM TWO

Window, radiator

BEDROOM THREE

Window, radiator

BEDROOM FOUR

Window, radiator

BATHROOM

Fitted with a three piece suite comprising of panelled bath with shower over, low level WC, pedestal wash basin, heated towel rail, extractor fan, obscure window.

GARAGE & DRIVEWAY

The property has the benefit of a large single garage adjacent to the property with up and over door, power and lighting connected, personal door leading to the rear garden. There is a driveway and additional parking space available.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

We have been made aware there is a service charge payable for the upkeep of the development, last years figure was £846.76 p.a.

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 1139 sq ft - 106 sq m
(Excluding Garage)**

Ground Floor Area 563 sq ft – 52 sq m

First Floor Area 576 sq ft – 54 sq m

Garage Area 233 sq ft – 22 sq m



Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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	



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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Tenure – Freehold

Council Tax Band – D

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: 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.

