

Beaumont Court, Haverhill, CB9 8EL

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Haverhill,
CB9 8EL

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Guide Price £330,000



Offered for sale with no onward chain is a two bedroom bungalow situated in a quiet cul-de-sac location, close to the town centre and local amenities. Benefitting from an unoverlooked and south facing garden, single garage and driveway for multiple vehicles. The property would benefit from a programme of updating and modernisation throughout, presenting an excellent opportunity for purchasers to improve and personalise the accommodation to their own requirements.

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.













ENTRANCE HALL
Part-glazed entrance door leading into the property. Useful space for coats and footwear before entering the main accommodation.

LIVING ROOM
A bright and spacious dual-aspect living room featuring three radiators, electric fireplace and French doors opening to the side garden, providing excellent natural light and direct access to the outdoor space.

KITCHEN
Fitted with a range of matching wall and base units incorporating work surfaces. Stainless steel sink unit with drainer, space for a cooker with extractor fan above, double-glazed window to the side aspect and tiled flooring.

INNER HALL
Providing access to both bedrooms and the shower room.

BEDROOM ONE
Double bedroom with radiator, fitted wardrobe and storage cupboards. Door leading through to the conservatory, offering additional living accommodation.

CONSERVATORY
Versatile conservatory currently suitable as a dining room or additional reception area. Benefiting from power points, radiator and pleasant views over the garden.

BEDROOM TWO
Further double bedroom featuring an integrated wardrobe, fitted storage cupboards, radiator and double-glazed window.

SHOWER ROOM
Comprising a walk-in double shower cubicle, wash hand basin and low-level WC. Heated by a radiator and served by an obscured double-glazed window.

OUTSIDE
The property occupies a generous plot with wrap-around gardens, predominantly laid to lawn and bordered by mature hedging and established shrubs. There is a greenhouse area ideal for growing vegetables, together with a summer house benefiting from power and lighting.

GARAGE AND PARKING
Single garage and driveway providing off-road parking for at least three vehicles.

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.

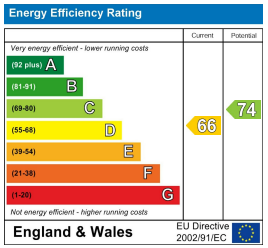
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.







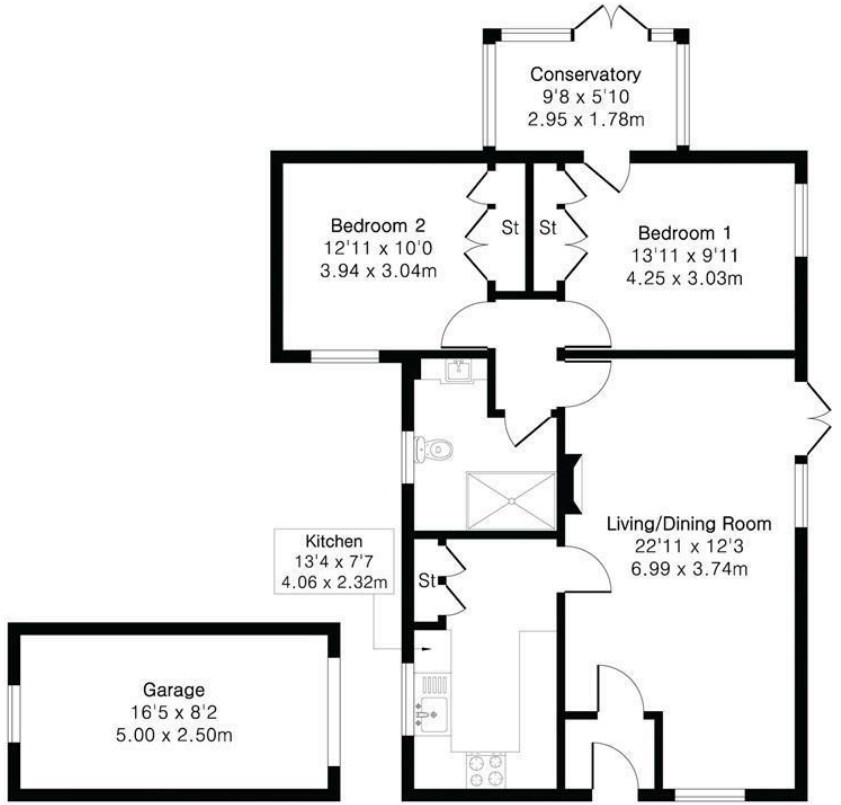
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Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk

Approximate Gross Internal Area 810 sq ft - 75 sq m
(Excluding Garage)
Garage Area 135 sq ft – 13 sq m



Garage

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: 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.

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