

Rushmere Place, Haverhill, CB9 0HY

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Haverhill,
CB9 0HY

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Guide Price £240,000



Offered for sale with no onward chain, is a four bedroom, spacious home situated on the popular Chalkstone development. The property would benefit from updating and modernisation throughout, presenting an excellent opportunity for first time buyers or investors 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.








GROUND FLOOR

ENTRANCE HALL
Part-glazed entrance door leading into the hallway with radiator, useful understairs storage cupboard, staircase rising to the first floor.

WC
Fitted with a low-level WC and wash hand basin. Obscured double-glazed window and radiator.

LIVING/DINING ROOM
A generously proportioned dual-aspect reception room enjoying good levels of natural light from windows to the front and rear aspects. Featuring two radiators and ample space for both seating and entertaining.

KITCHEN
Fitted with a range of matching wall and base units with work surfaces over. Space and plumbing for appliances, radiator, and double-glazed window. French doors to the rear garden.

FIRST FLOOR

LANDING
Landing area with airing cupboard.

BEDROOM ONE
Double bedroom with a double-glazed window overlooking the rear garden and radiator.

BEDROOM TWO
Double bedroom with a double-glazed window, radiator and integrated storage cupboards.

BEDROOM THREE
Single bedroom with double-glazed window and radiator.

BEDROOM FOUR
Single bedroom with double-glazed window and radiator.

BATHROOM
Three piece suite comprising a panelled bath with shower attachment over, wash hand basin and low-level WC, obscured double-glazed window and radiator.

OUTSIDE
The rear garden is enclosed by brick walling and hedgerow borders, providing a private outdoor space. There is side gate access leading to the front of the property and a useful brick-built shed with a flat roof offering additional storage.

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.

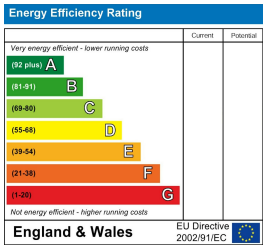
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.



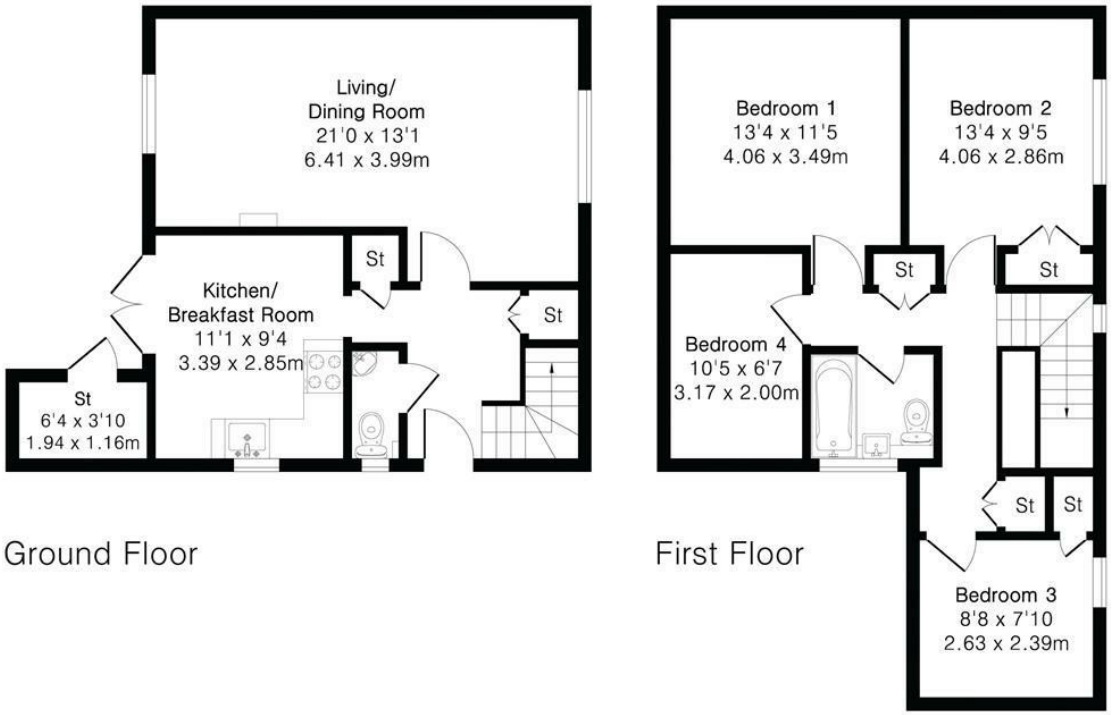




Approximate Gross Internal Area 1051 sq ft - 97 sq m

Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 564 sq ft – 52 sq m



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Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

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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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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