



Broad Street, Haverhill, CB9 9HD

CHEFFINS

Broad Street

Haverhill,
CB9 9HD

- Highly Desirable Location
- Rarely Available
- Four Bedrooms
- Generous Living Accommodation
- Private Rear Garden
- Close Proximity To Town Centre

A rarely available period property situated within a most desirable cul de sac located close to the town centre and its amenities. The property benefits from many fine features including spacious living accommodation and private rear garden. (EPC Rating D)



Guide Price £325,000





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 Door to:

LOUNGE AREA 4.51m x 3.57m (14'10" x 11'9") Two sash windows, radiator, stairs to first floor, double door to:

DINING AREA 4.25m x 2.87m (13'11" x 9'5") Radiator, door to garden, open plan to:

KITCHEN 3.71m x 2.68m (12'2" x 8'10") Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, plumbing for dishwasher, space for fridge/freezer, four ring electric ceramic hob, sash window, door to:

UTILITY AREA 2.18m x 1.62m (7'2" x 5'4") Plumbing for washing machine, space for tumble drier, sash window, door to garden, open plan to Storage cupboard.

WC Obscure sash window, fitted with two piece suite comprising wash hand basin and low-level wc.

FIRST FLOOR

LANDING Door to Storage cupboard, door to:

BEDROOM 1 3.36m x 2.71m (11' x 8'11") Sash window, two additional Velux windows, radiator.

BEDROOM 2 3.32m x 3.00m (10'11" x 9'10") Window to rear, additional Velux window, radiator.

BEDROOM 3 2.72m x 2.62m (8'11" x 8'7") Sash window, radiator.

BEDROOM 4 3.67m x 1.85m (12'1" x 6'1") Sash window, radiator.

BATHROOM Fitted with four piece suite comprising corner bath, vanity wash hand basin, shower enclosure and low-level WC, Velux window, radiator.

OUTSIDE The property has an enclosed rear garden which has an immediate paved patio area on leaving the kitchen / dining area. The remainder of the garden is laid to

lawn with a raised bed to one side and enclosed by timber fencing with rear access gate.

MATERIAL INFORMATION Tenure - Freehold
Council Tax Band - B

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.

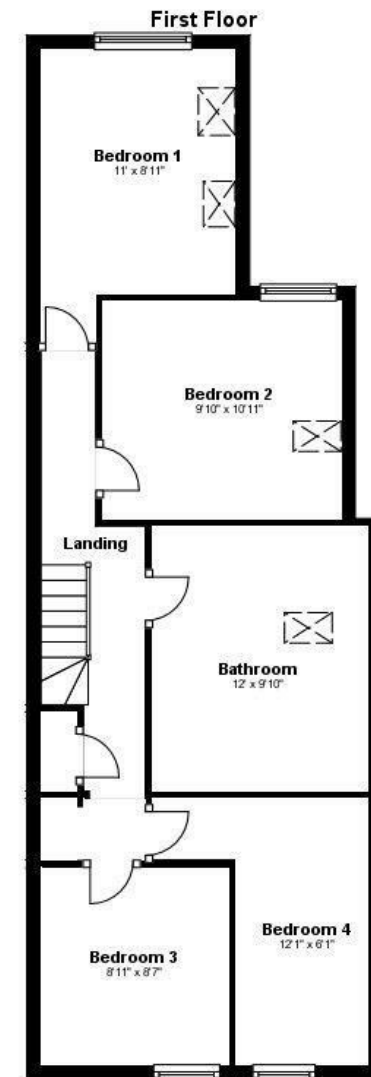
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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 Council Tax Band - B
 Local Authority - West Suffolk



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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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