Webb Close, Haverhill, CB9 7HW

CHEFFINS

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Haverhill,
CB9 7HW

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Guide Price £260,000

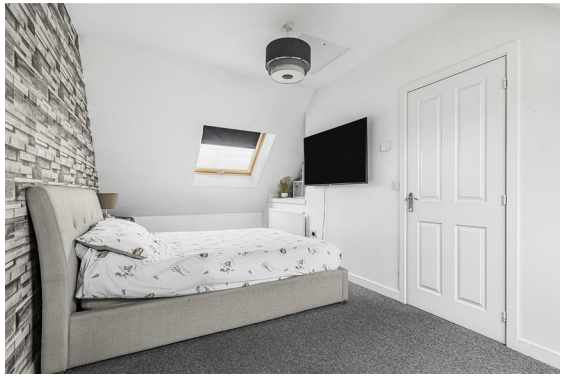
A well presented three bedroom, end terraced townhouse benefiting from many fine features including an open plan living area, generous master bedroom suite, refitted shower room and allocated parking for one vehicle. (EPC Rating TBC)

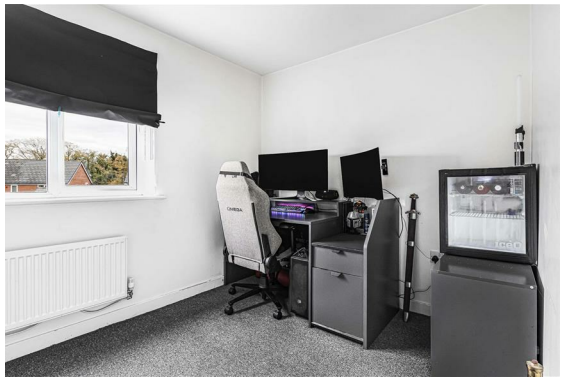
LOCATION

Haverhill is a thriving and popular market town 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

HALLWAY
Stairs to first floor, door to:

OPEN PLAN KITCHEN/LIVING AREA
Fitted with matching base and eye level units with worktop over, plumbing for washing machine, integral dishwasher, integral fridge/freezer, electric oven with induction hob and extractor over, water softener, stainless steel sink, window to front, under stairs storage, French doors to rear garden in lounge area, two radiators, door to:

WC
Two piece suite comprising low level wc and vanity hand wash basin, radiator.

FIRST FLOOR

LANDING
Stairs to second floor, doors to:

BEDROOM TWO
Window to rear, radiator.

STUDY/BEDROOM THREE
Two windows to front, radiator.

SHOWER ROOM
Re-fitted three piece suite comprising walk in shower enclosure, vanity hand wash basin, low wc, obscure window.

SECOND FLOOR

LANDING
Storage cupboard, door to:

BEDROOM ONE
Two velux windows, radiator.

OUTSIDE
Predominantly laid to lawn with a path leading to the rear access gate, the garden is enclosed by timber fencing.

PARKING
One parking space to the rear of the property.

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

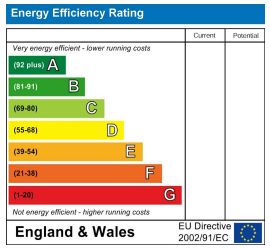
The vendor has made us aware that there is an annual service charge of £102.69.

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.

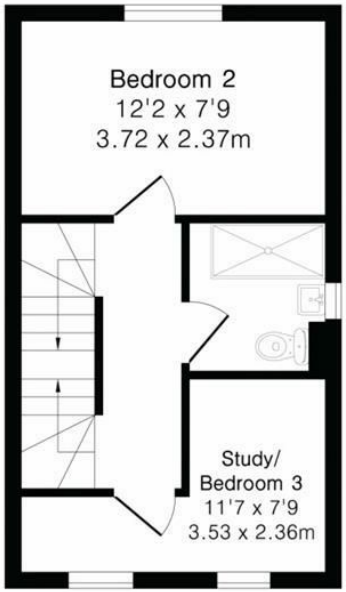
VIEWINGS By appointment through the Agents.



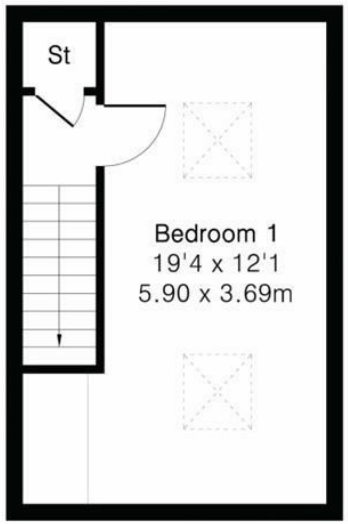
Approximate Gross Internal Area 776 sq ft - 72 sq m

Ground Floor Area 270 sq ft – 25 sq m
First Floor Area 270 sq ft – 25 sq m
Second Floor Area 236 sq ft – 22 sq m

Ground Floor



First Floor



Second Floor

PINK PLAN

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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Guide Price £260,000
Tenure - Freehold
Council Tax Band - C
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.

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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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