



Ruffles Road, Haverhill, CB9 0JX

CHEFFINS

Ruffles Road

Haverhill,
CB9 0JX

A well positioned four bedroom townhouse positioned in a quiet cul-de-sac, offering a generous living/dining room, ensuite to master bedroom and two allocate parking spaces. (EPC Rating C)

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, gymnasias, 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.

4 2 1

Guide Price £265,000





GROUND FLOOR

ENTRANCE HALL

Radiator, stairs to first floor, doors to:

KITCHEN

Fitted with base and eye level units with worktop over, one and half bowl stainless steel sink, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, electric oven with four ring ceramic hob and extractor over, window to front.

WC

Two piece suite comprising low level wc, pedestal hand wash basin, radiator, window to front.

LIVING/DINING ROOM

Two radiators, understairs storage, French doors opening to rear garden.

FIRST FLOOR

LANDING

Radiator, stairs to second floor, doors to:

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to front, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower attachment and mixer tap, pedestal hand wash basin, low level wc, heated towel rail, window to side.

SECOND FLOOR

LANDING

Doors to:

BEDROOM FOUR

Window to rear, radiator.

BEDROOM ONE

Window to front, radiator, built in storage, door to:

ENSUITE

Three piece suite comprising shower enclosure, pedestal hand wash basin, low level wc, heated towel rail.

OUTSIDE

Immediate patio area for seating, the remainder of the garden predominantly laid to lawn, with a central paved pathway leading to a timber built shed and rear gated access. Enclosed by timber fencing.

PARKING

Two allocated parking spaces to the front of the property.

AGENTS NOTE

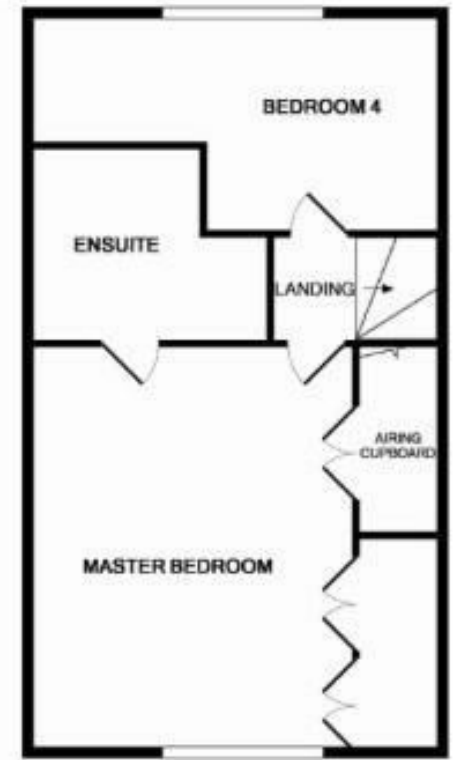
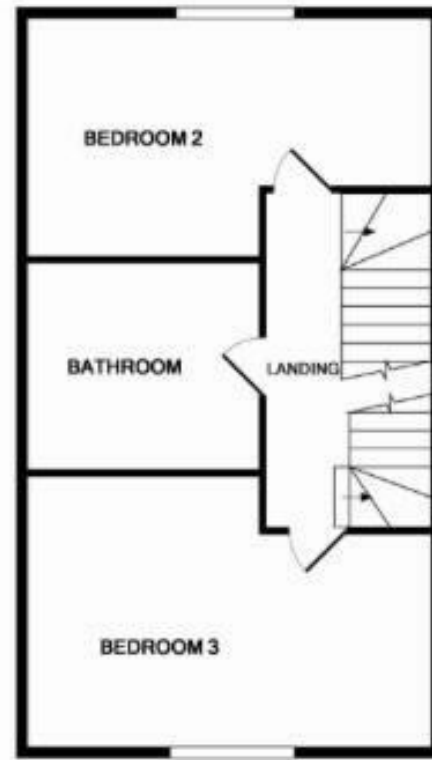
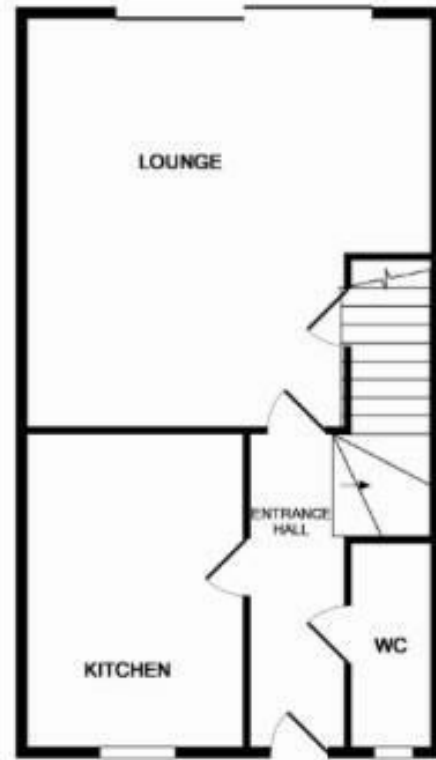
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		78	
(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	

Guide Price £265,000

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.

