Brickfields Drive, Haverhill, CB9 9SJ

CHEFFINS

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Brickfields Drive

Haverhill,
CB9 9SJ

3 2 1

£280,000

- Cambridge Side Of Town
- Master Bedroom With Ensuite
- Three Bedrooms
- Kitchen/Dining Room
- Generous Living Area

A three bedroom terraced property situated on the Cambridge side of town, benefitted by a master bedroom with ensuite, generous living room and private rear garden. (EPC Rating C)

LOCATION

GROUND FLOOR

ENTRANCE HALL
Under stairs storage cupboard, stairs to first floor, doors to:

KITCHEN
13'3 x 8'0
Matching base and eye level fitted units with one and half bowl stainless steel sink with mixer tap, space for tumble dryer, dishwasher, fridge/freezer, plumbing for washing machine, four rig gas hob and oven with extractor over, radiator, window to front.

LIVING ROOM/DINING ROOM
14'10 x 12'0
Storage cupboard, radiator, French doors to garden

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

FIRST FLOOR

LANDING
Doors to :

BEDROOM ONE
11'8 x 9'1
Window to front, radiator, built in wardrobes, door to:

ENSUITE
Three piece suite comprising of shower enclosure, vanity hand wash basin, low level wc, obscure window, radiator, airing cupboard housing boiler.

BEDROOM TWO
8'7 x 6'10
Window to rear, radiator.

BEDROOM THREE
9'2 x 6'0
Window to rear, radiator.

BATHROOM
Three pieced suite comprising panelled bath with shower over, hand wash basin, low level wc, radiator, extractor fan.

OUTSIDE
Allocated parking for one vehicle to rear. Parking for more vehicles to front of the property, although not allocated.

Immediate patio to rear garden upon leaving the property, remainder laid to lawn. Enclosed by timber fencing with rear access gate.

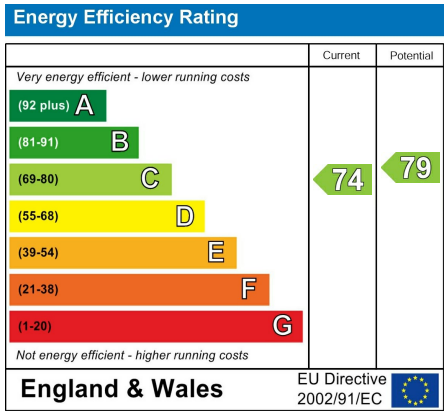
AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

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.



£280,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk

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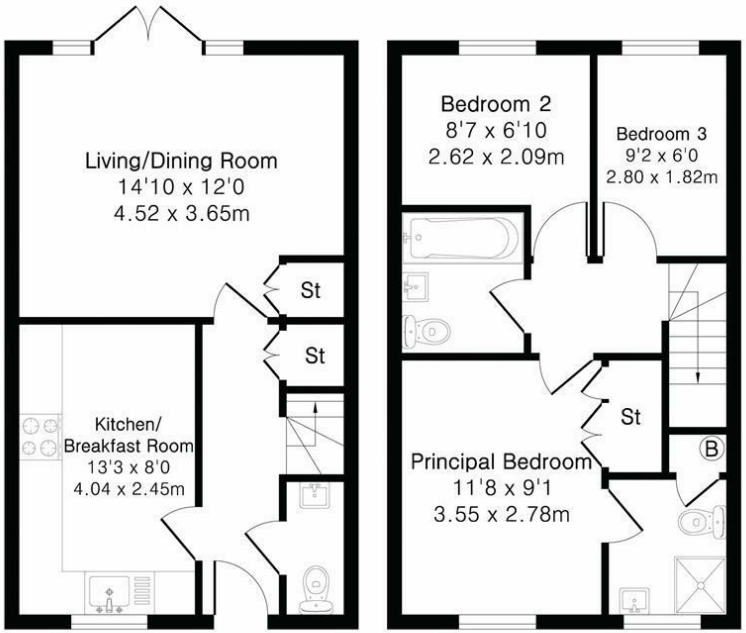
Approximate Gross Internal Area 758 sq ft - 70 sq m

Ground Floor Area 379 sq ft – 35 sq m

First Floor Area 379 sq ft – 35 sq m



Ground Floor First 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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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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