Clarendon Road, Haverhill, CB9 8NH

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Haverhill,
CB9 8NH

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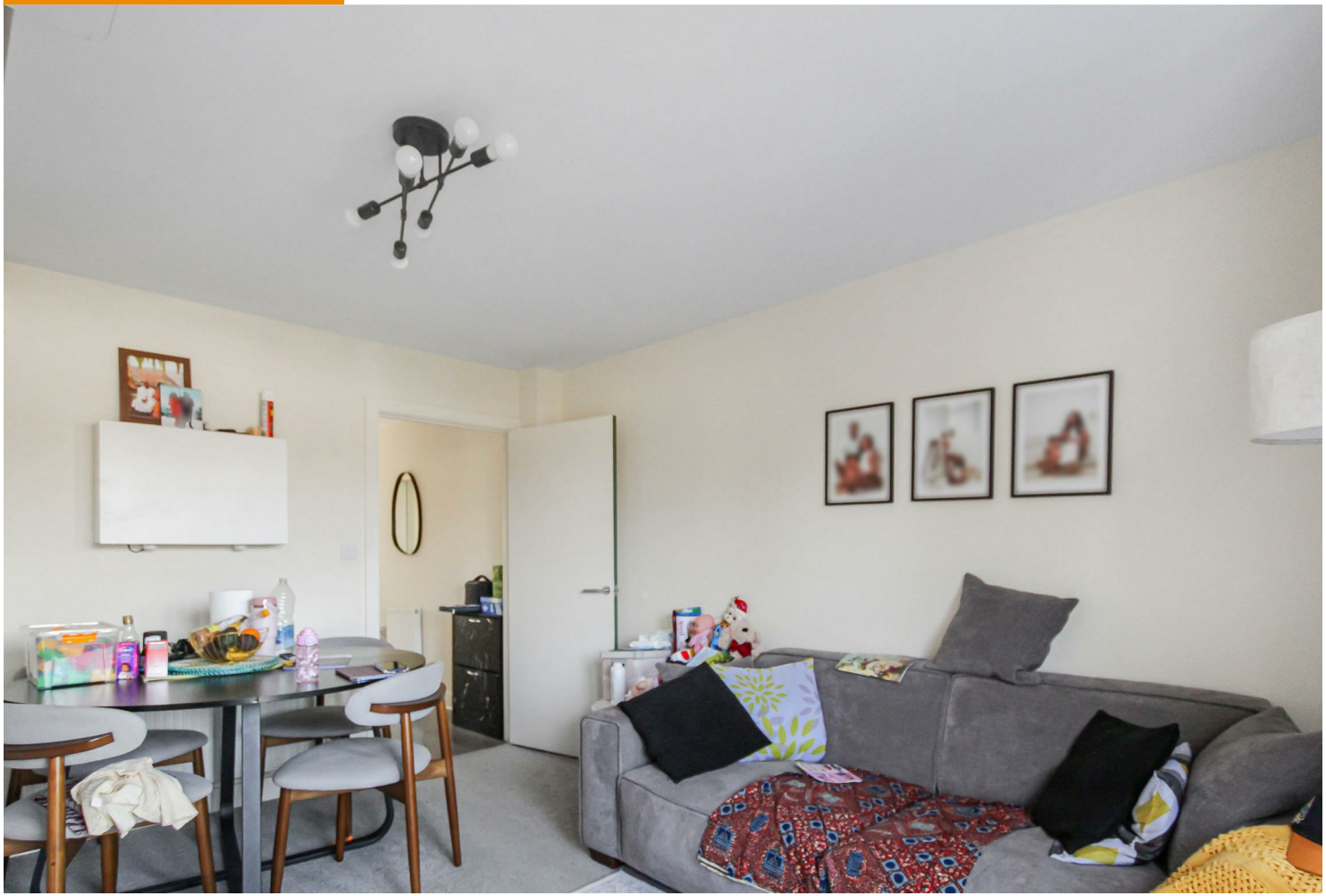
Guide Price £220,000



Offered for sale with no onward chain is a modern and well presented two bedroom semi detached house in a small development close to local amenities. The property benefits from a downstairs wc, low maintenance rear garden, and driveway for two vehicles. (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, 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.

ENTRANCE HALL
Doors to:

LOUNGE/DINING ROOM
French doors to garden, stairs to first floor, radiator.

KITCHEN
Fitted with matching wall and base units with worktop over, stainless steel sink with mixer tap and drainer, integrated electric oven and hob, integrated fridge freezer, space and plumbing for washing machine. window to front.

DOWNSTAIRS WC
WC, wash hand basin

LANDING
Doors to:

BEDROOM ONE
Built in wardrobe, window to front, radiator.

BEDROOM TWO
Storage cupboard, window to rear, radiator.

BATHROOM
Three piece suite comprising panelled bath with mixer shower over and shower screen, wash hand basin, wc, extractor fan.

GARDEN
A low maintenance rear garden with patio area, astro turf lawn, and large storage shed, enclosed by timber fencing.

PARKING
Tandem driveway to front of property providing two off road parking spaces.

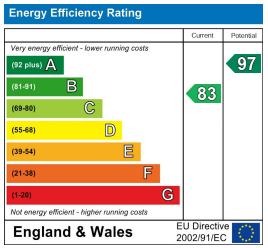
AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

Viewings Strictly by appointment through the selling 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.



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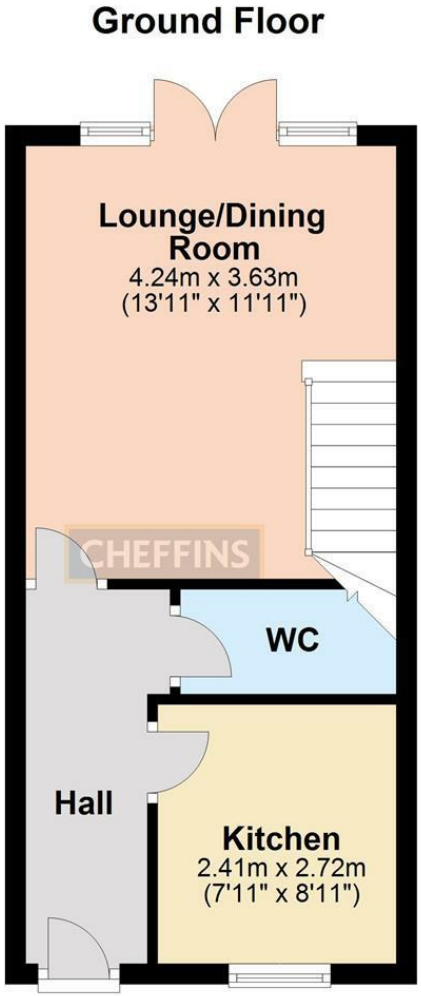
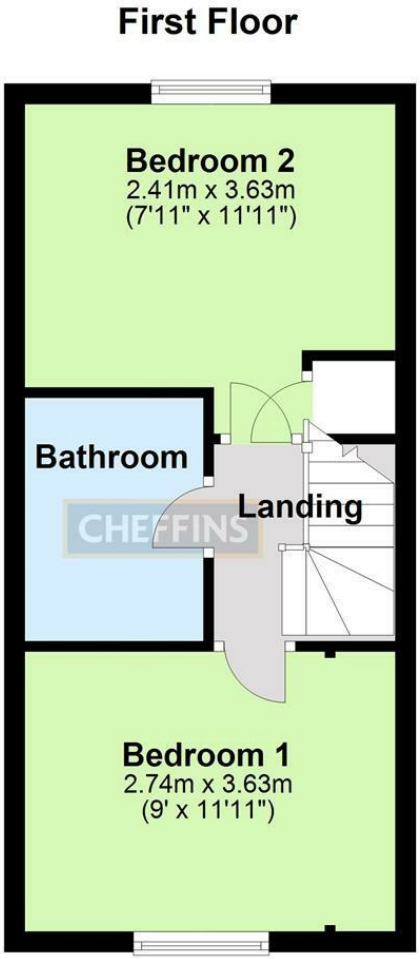
Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk





Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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: 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.

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