

# 26 Manor Farm Close - By Auction £145,000

Haverhill CB9 8QN



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# By Auction £145,000

## The Property

Located in a sought-after residential development in the thriving market town of Haverhill, this stylish and well-presented ground floor, two-bedroom, two-bathroom apartment offers contemporary living with convenience and comfort at its core.

Set on a well-maintained estate, the property features a spacious open-plan living/dining area. The modern kitchen is fitted with integrated appliances and sleek units, offering ample storage and workspace.

The apartment benefits from two generous double bedrooms, one including an en-suite shower room, while the second bedroom is served by a well-appointed family bathroom.

Situated within walking distance to local amenities, supermarkets, and schools, with excellent transport links to Cambridge, Bury St Edmunds, and beyond, this apartment offers the best of town-centre living with countryside charm nearby.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

## Features

- Ground Floor Flat
- Generously Sized Kitchen
- Open Plan Living/Dining Room
- Principal Bedroom with En-suite
- Walking distance to local amenities
- Modern Kitchen with Integrated Appliances
- Walk In Shower Cubical
- Two Bedrooms
- Long Lease Length
- Parking

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

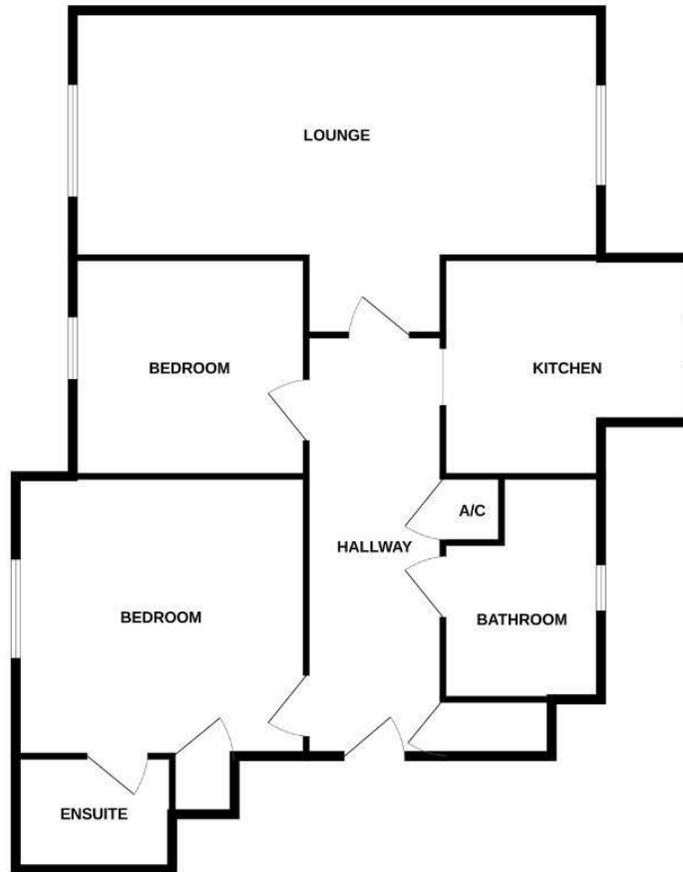
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

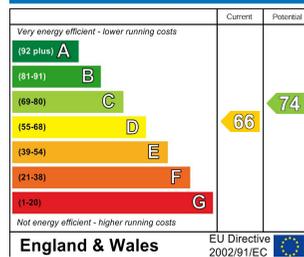
GROUND FLOOR



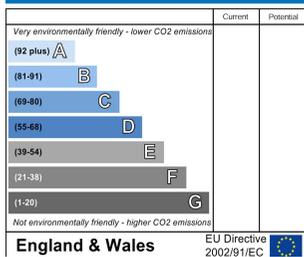
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan.co.uk



Energy Efficiency Rating



Environmental Impact (CO<sub>2</sub>) Rating



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