



Shipp Close, Haverhill, CB9 7LN

CHEFFINS

Shipp Close

Little Wratting, Haverhill,
CB9 7LN

A well presented, modern two bedroom terraced property benefitting from open plan living accommodation, two allocated parking spaces and the remainder of 10 year NHBC guarantee from construction (2020) Ideal for first time buyers or investment. (EPC Rating B)

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.



Guide Price £225,000



**GROUND FLOOR****ENTRANCE HALL**

Door to front, stairs to first floor.

KITCHEN/BREAKFAST ROOM

Fitted with base and eye level units with worktop over, space for fridge/freezer, space and plumbing for washing machine, electric oven with ceramic hob and extractor over, stainless steel sink with mixer tap, cupboard housing gas boiler, breakfast bar, window to front.

**LOUNGE AREA**

French doors opening to rear garden, radiator, door to:

WC

Two piece suite comprising low level wc, vanity hand wash basin, extractor fan, radiator.

FIRST FLOOR**LANDING**

Loft access, doors to:

BEDROOM ONE

Window to rear, radiator.

BEDROOM TWO

Two windows to front, radiator.

BATHROOM

Fitted three piece suite comprising panelled bath with shower attachment, vanity hand wash basin, low level wc, radiator,

**OUTSIDE**

The garden is predominantly laid lawn, with a path leading to the rear access gate and parking area. Enclosed by timber fencing.

PARKING

Two allocated 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 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	
	Potential
Very energy efficient - lower running costs	98
(92 plus) A	
(81-91) B	82
(69-80) C	
(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

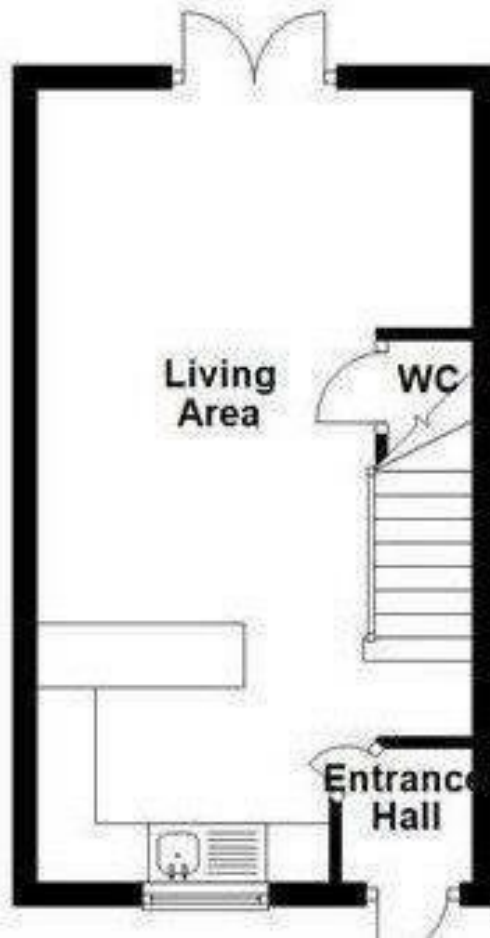
Guide Price £225,000

Tenure - Freehold

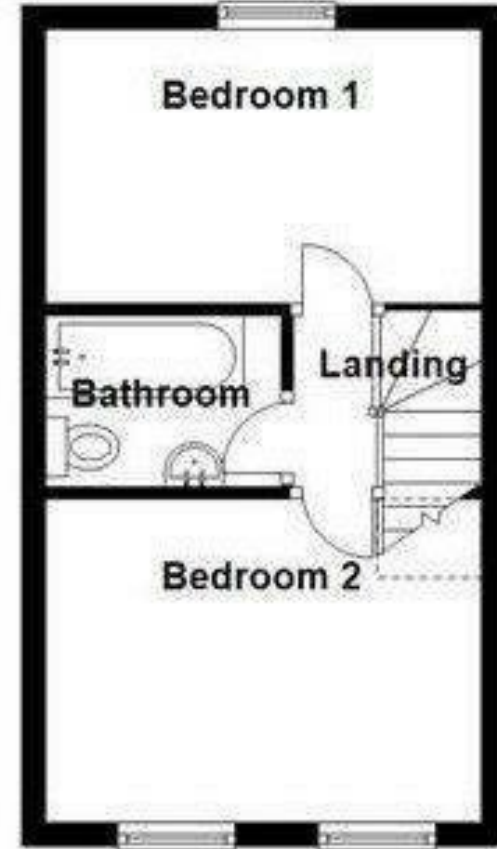
Council Tax Band - B

Local Authority - West Suffolk

Ground Floor



First Floor



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.

