



Bailey Close, Haverhill, CB9 0LH

CHEFFINS

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Haverhill,
CB9 0LH

An extended and well presented four bedroom, semi detached home situated on the popular Wilsey Estate of Haverhill. Benefitting from open plan living accommodation, ensuite to master bedroom, single garage and driveway for two vehicles. Viewing highly recommended (EPC Rating TBC)

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 £325,000



GROUND FLOOR

ENTRANCE HALL

Tiled floor, radiator, doors to:

KITCHEN

Fitted base and eye level units with worktop over, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, electric oven with 4 ring gas hob with extractor over, window, door to:

DINING AREA

Radiators, window, French doors to rear garden.

LOUNGE

Radiator, window to rear

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

Window to rear, radiator, open to dressing area, door to:

ENSUITE

Three piece suite comprising double shower enclosure, low level wc, vanity hand wash basin, obscure window, heated towel rail, extractor fan.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to front, radiator.

BEDROOM FOUR

Window to rear, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc, pedestal hand wash basin, obscure window, heated towel rail.

OUTSIDE

Patio area for seating with the remainder of the garden being laid lawn with raised beds enclosed by timber fencing. An outbuilding sits to the rear of the garden with power and lighting connected, which would be ideal for a workshop or entertainment.

GARAGE AND DRIVEWAY

Single garage with stable doors, power and lighting connected. Driveway for two vehicles.

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.



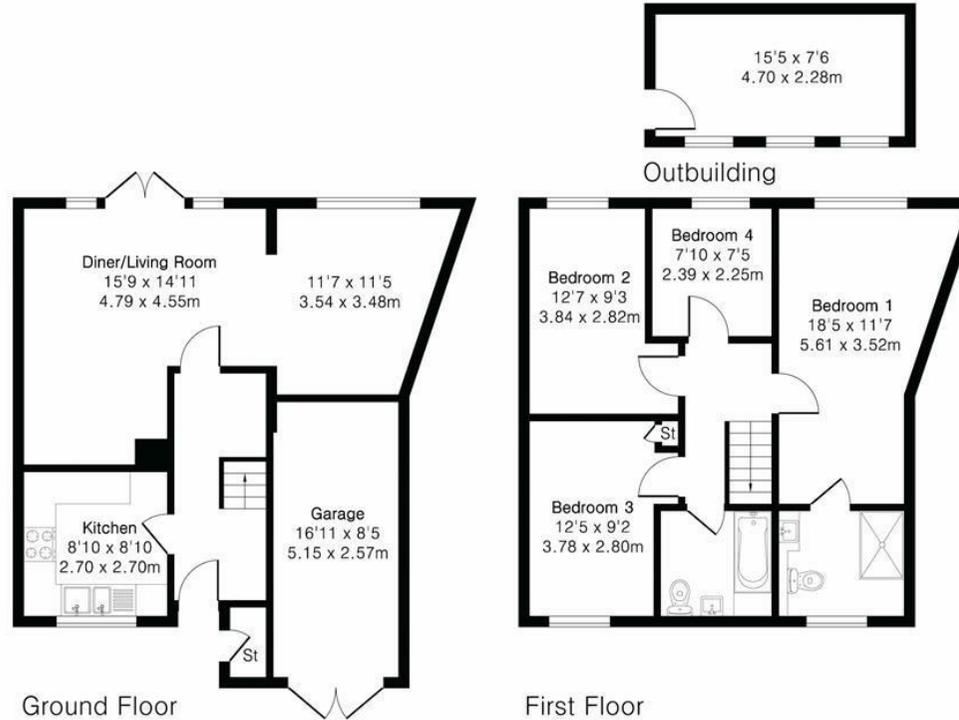
**Approximate Gross Internal Area 1094 sq ft - 102 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 494 sq ft – 46 sq m

First Floor Area 600 sq ft – 56 sq m

Garage Area 131 sq ft – 12 sq m

Outbuilding Area 115 sq ft – 11 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(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 £325,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk



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.



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.

