

Station Road, Haverhill, CB9 0EU

CHEFFINS

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CB9 0EU

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Guide Price £175,000

An immaculate new build, one bedroom ground floor flat, situated in the centre of Haverhill. Benefitting from an open plan living room and modern kitchen, shower room and enclosed garden. Walking distance to the town centre and local amenities. OFFERED FOR SALE WITH NO ONWARD CHAIN. (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, 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.











LOUNGE AREA
Window to side, door to bedroom, open plan to:

KITCHEN AREA
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge, fitted eye level oven, four ring electric ceramic hob with extractor hood over.

BEDROOM
Window to side, door to:

SHOWER ROOM
Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, door to cupboard with hot water cylinder.

OUTSIDE
Low maintenance rear garden enclosed by timber fencing.

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

The vendors have made us aware the ground rent and annual service charge are to be clarified in due course.

The property management company is yet to be confirmed.

A permit for the car park can be obtained for around £45 per year.
The EPC rating and council tax band are yet to be confirmed.

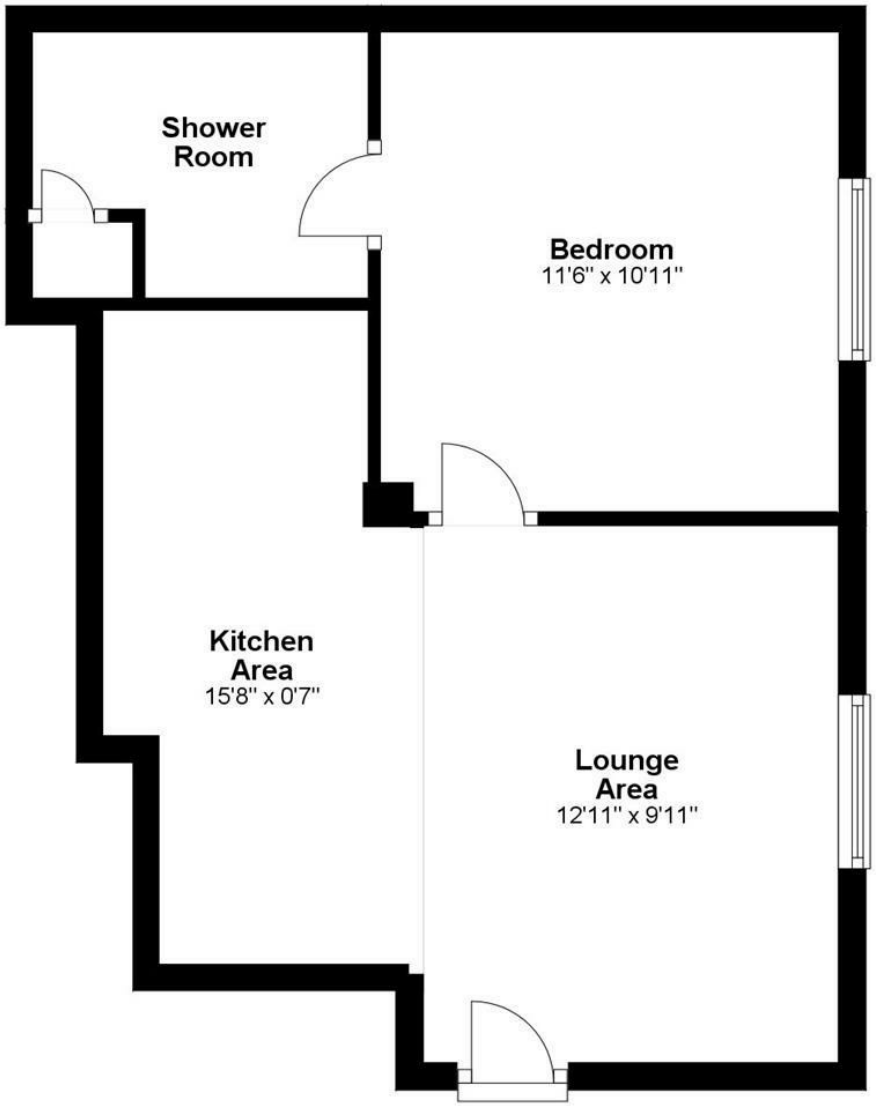
The property is electric central heating, with air conditioning units which are also used as heaters.

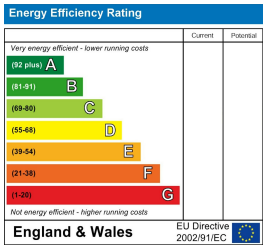
Special Notes:
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.

VIEWINGS By appointment through the Agents.





Guide Price £175,000

Tenure - Share of Freehold

Council Tax Band -

Local Authority -

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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