Mill Road, Haverhill, CB9 8BD

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Guide Price £195,000

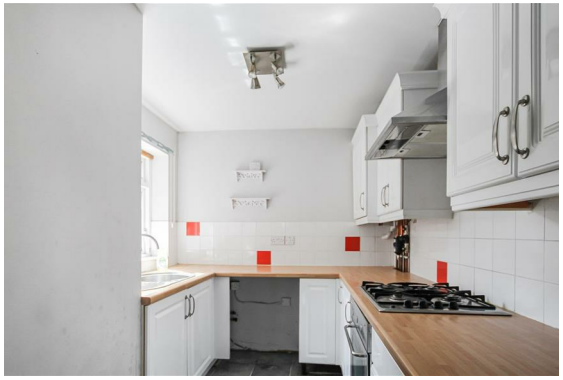
Offered for sale with no onward chain is a two bedroom terraced property located close to the town centre, ideal for first time buyers or investors. The property enjoys open plan living accommodation and a modern three piece shower room. (EPC Rating D)

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.



GROUND FLOOR

ENTRANCE HALL
Stairs, door to:

SITTING ROOM
Window to front, radiator, open plan to:

DINING ROOM
Window to rear, radiator, understairs storage cupboard, door to:

KITCHEN
Fitted with matching base and eye level units with worktop over, stainless steel sink with mixer tap, plumbing and space for washing machine, space for fridge/freezer, fitted electric oven, four ring gas hob with extractor over, window to side, door to garden.

FIRST FLOOR

LANDING
Doors to:

BEDROOM ONE
Window to front, radiator, sliding door to wardrobe.

BEDROOM TWO
Window to rear, radiator.

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

OUTSIDE
The property enjoys a courtyard garden to the rear, enclosed by timber fencing with a rear access gate.

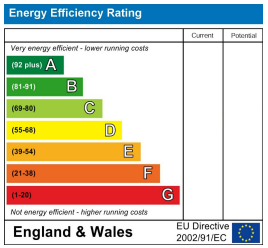
AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

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.



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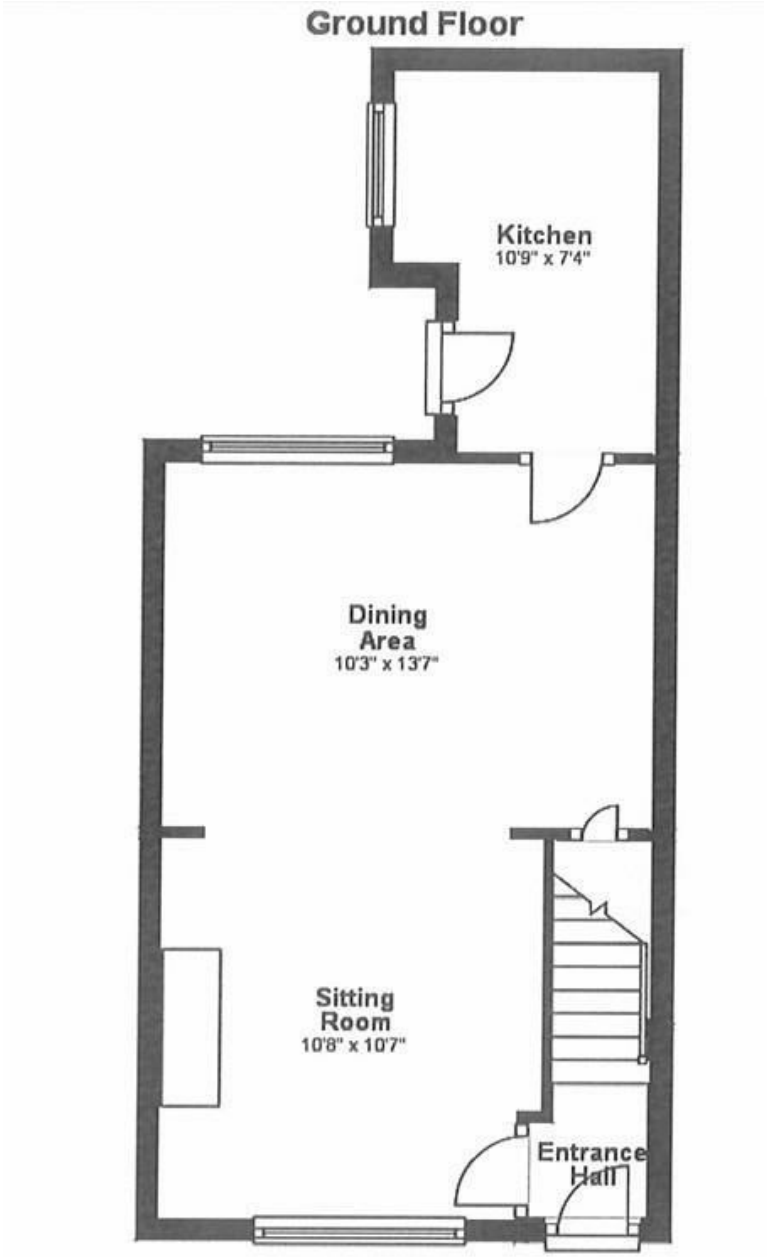
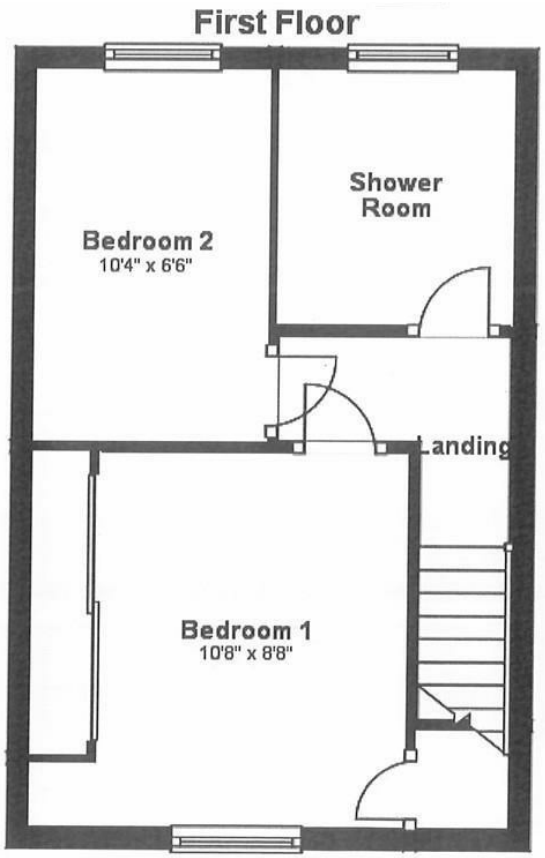
Tenure - Freehold

Council Tax Band - A

Local Authority - West Suffolk





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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