



Shardlow Close, Haverhill, CB9 7RF

CHEFFINS

Shardlow Close

Haverhill,
CB9 7RF

A mid-terrace two bedroom property situated on the popular Cambridge side of Town. Offering one allocated parking space, conservatory and a low maintenance rear garden. Ideal for first time buyers or investors. 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.

2 1 2

£195,000





GROUND FLOOR

ENTRANCE HALL

Radiator, doors to:

KITCHEN

Fitted wall and base units with worktop over, stainless steel sink, space for cooker with extractor over, plumbing for washing machine, window to front.

LIVING ROOM

Spiral staircase to first floor, radiator, sliding doors to:

CONSERVATORY

Radiator, electric connected, French doors to rear garden.

FIRST FLOOR

LANDING

Storage cupboard housing boiler, doors to:

BEDROOM ONE

Fitted cupboards, radiator, window to rear.

BEDROOM TWO

Radiator, window to front.

BATHROOM

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

OUTSIDE

Low maintenance rear garden with laid artificial grass, enclosed by timber fencing with a rear access gate to the parking area.

PARKING

One allocated parking space to the rear of the property.

AGENTS NOTE

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

We have been advised the property has gone to probate, which has been granted.

To conform with government Money Laundering Regulations 2019 (as amended), we are required to confirm the identity of all prospective buyers. We will need the full name, date of birth and current address of all buyers along with ID and proof of address. As this is a third-party listing, the third party will also need to complete their own due diligence to comply with the Regulations and for this, there may be a charge. We are unable to advertise a property or issue a memorandum of sale until these checks are complete.

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		
	Current	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	

£195,000

Tenure - Freehold

Council Tax Band -

Local Authority -

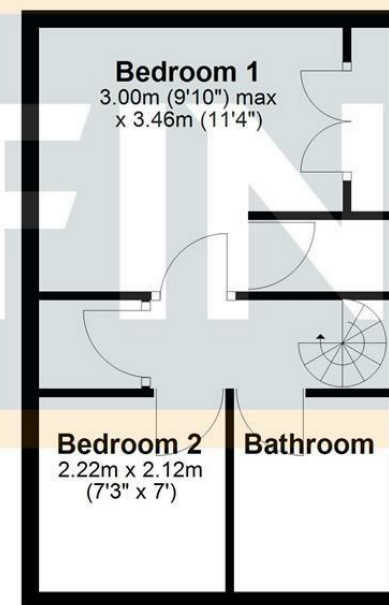
Ground Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.2 sq. feet)



Total area: approx. 61.6 sq. metres (663.1 sq. feet)

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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