



Fern Grove, Haverhill, CB9 9ND

CHEFFINS

Fern Grove

Haverhill,
CB9 9ND

A deceptively spacious two bedroom end of terrace property occupying a generous plot with the potential for further development / extension (STP). The property has recently been re-wired and benefits from a garage and driveway. Offered for sale with no onward chain (EPC Rating TBC).

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 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.



Guide Price £230,000





GROUND FLOOR

ENTRANCE HALL Window, radiator, door to:

WC Obscure window, fitted with two piece suite comprising wash hand basin, low-level WC and heated towel rail.

LOUNGE/DINER 6.56m x 3.94m (21'6" x 12'11") Window, two radiators, french double doors to garden.

KITCHEN 4.85m x 2.92m (15'11" x 9'7") Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for fridge/freezer, plumbing for washing machine (included), space for dishwasher (included), electric oven, four ring gas hob with extractor hood over, water softener, dual aspect windows, radiator, door to side.



FIRST FLOOR

LANDING Window, door to Airing cupboard, door to:

BEDROOM 1 3.92m x 2.95m (12'10" x 9'8") max. Window, radiator, sliding doors to fitted wardrobes.

BEDROOM 2 3.09m x 2.81m (10'2" x 9'3") Window, radiator.

SHOWER ROOM Re-fitted with three piece suite comprising shower enclosure, wash hand basin, low-level WC and heated towel rail, obscure window.

GARAGE & DRIVEWAY The property has a single garage and driveway providing off road parking.

OUTSIDE The property has the benefit of a generous rear garden with a paved patio area on leaving the Lounge / Dining Room.



The remainder of the garden is laid to lawn and stocked with an array of shrubs and plants throughout with feature fish pond. Side access is available to the front of the property. (Greenhouse and shed are currently not included in the sale).

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 original construction of the property is an Unity House. The property had been updated in 1988 and a PRC Certificate can be available on request.

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.



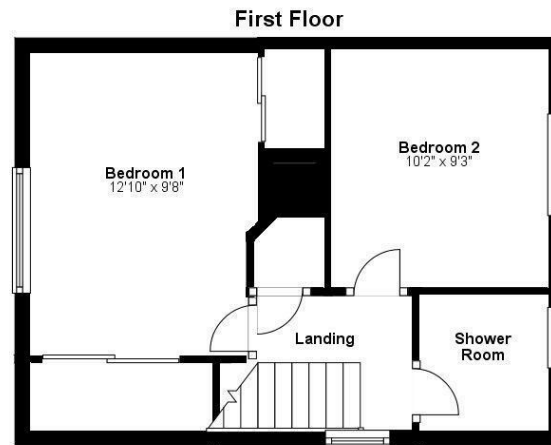
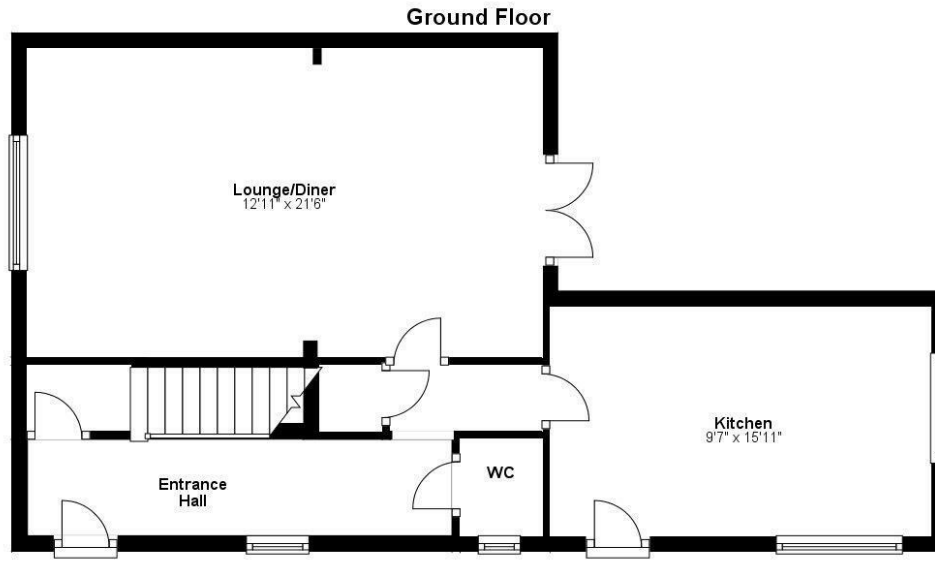
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Guide Price £230,000

Tenure - Freehold

Council Tax Band - B

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>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

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.

