

Forest Glade, Haverhill, CB9 9NL

CHEFFINS

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Haverhill,
CB9 9NL

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Guide Price £147,500



OWNER IS EXTENDING THE LEASE. Offered for sale with no onward chain is a two bedroom, first floor maisonette, with an open plan living/dining room, kitchen, family bathroom and use of communal gardens. (EPC Rating C)

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.








ENTRANCE HALL
Private entrance hall with a large storage cupboard, stairs leading up to the first floor.

LANDING
Loft access, airing cupboard housing hot water cylinder, doors to:

LIVING/DINING ROOM
Double-glazed window to front, laminate flooring, two radiators.

KITCHEN
Range of base and eye level units with worktop over, stainless steel sink, space and plumbing for appliances, electric cooker with gas hob, wall mounted gas boiler, double-glazed window.

BEDROOM ONE
Double-glazed window to the rear overlooking greensward, radiator.

BEDROOM TWO
Double-glazed window to the front, radiator, cupboard housing electrics with a new RCD.

BATHROOM
Three piece suite comprising panelled bath with chrome attachments and shower over, low level WC, pedestal wash hand basin, extractor fan and radiator.

OUTSIDE
To the front of the property is residents parking and to the rear of the property is expansive greensward. There is a small garden area which is communal, and plenty of walks and countryside within easy reach 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.

The vendor has advised there is 81 years remaining on the lease, however they are currently in the process of getting the lease extended.
They have confirmed the annual ground rent is £400 which includes the buildings insurance.

VIEWINGS
By appointment through the Agents.

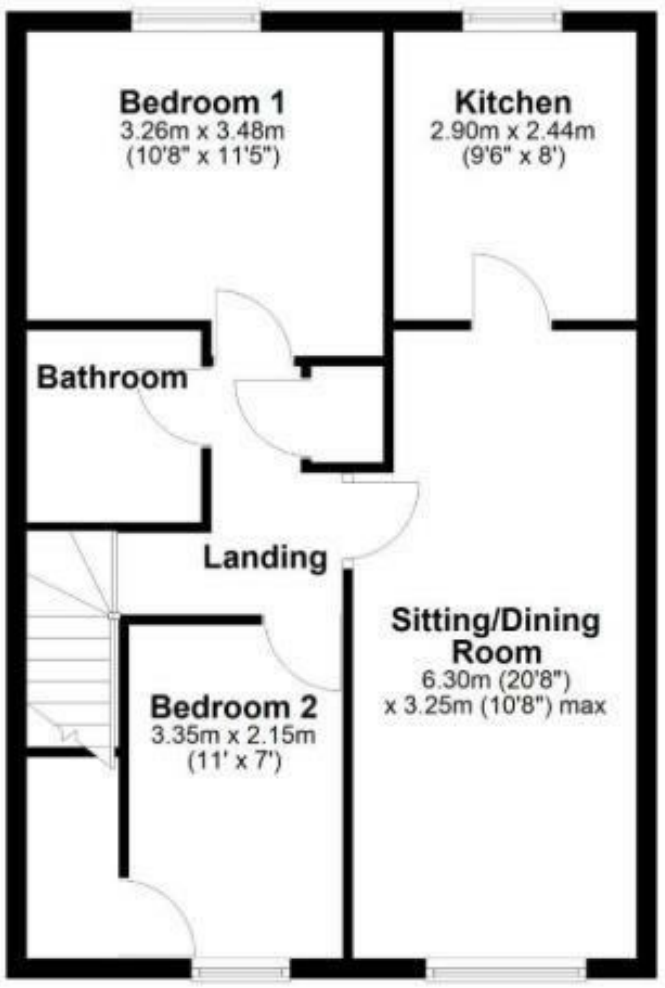
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.

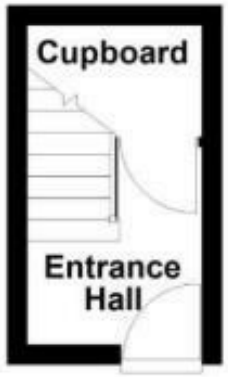
First Floor

Approx. 59.1 sq. metres (635.9 sq. feet)

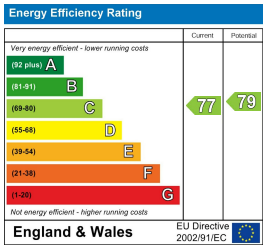


Ground Floor

Approx. 5.6 sq. metres (60.4 sq. feet)



Total area: approx. 64.7 sq. metres (696.3 sq. feet)



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Tenure - Leasehold

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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.