



Rushmere Place, Haverhill, CB9 0HY

**CHEFFINS**

## Rushmere Place

Haverhill,  
CB9 0HY

A conveniently located three bedroom mid terrace property offering spacious living accommodation including lounge/diner, kitchen/breakfast room, family bathroom and recently re-fitted boiler (Dec 2025). The property is ideally situated within close proximity to local schools and amenities. Offered for sale with no onward chain ( 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, 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** Radiator, stairs to first floor, door to Storage cupboard, access to Kitchen/Breakfast Room, door to:

**WC** Obscure window, fitted with two piece with wash hand basin and low-level wc, radiator.

**LOUNGE/DINER** 4.53m x 4.24m (14'10" x 13'11") Radiator, sliding patio doors to garden.

**KITCHEN/BREAKFAST ROOM** 4.26m x 2.50m (14' x 8'2") 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/freezer, electric oven, four ring gas hob with extractor hood over, window, radiator, two Storage cupboards.

## FIRST FLOOR

**LANDING** Door to:

**BEDROOM 1** 5.03m x 2.61m (16'6" x 8'7") max. Window, radiator.

**BEDROOM 2** 4.30m x 2.61m (14'1" x 8'7") Window to rear, radiator.

**BEDROOM 3** 3.36m x 1.88m (11' x 6'2") Window to rear, radiator.

**BATHROOM** Fitted with three piece suite comprising panelled bath with shower over, vanity wash hand basin and low-level WC, extractor fan, obscure window.

**OUTSIDE** On leaving the Lounge / Diner there is a paved patio area providing an ideal area for seating with steps leading down to the rear access gate. There is a brick build shed in the garden.

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

## VIEWINGS

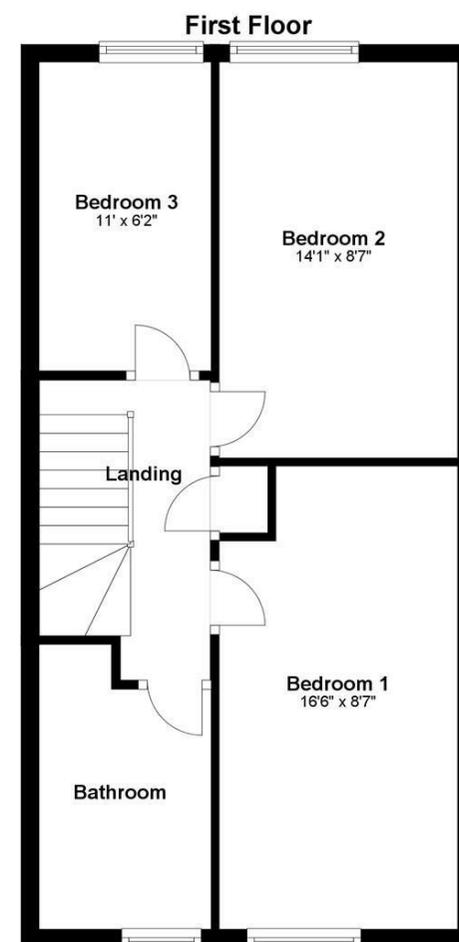
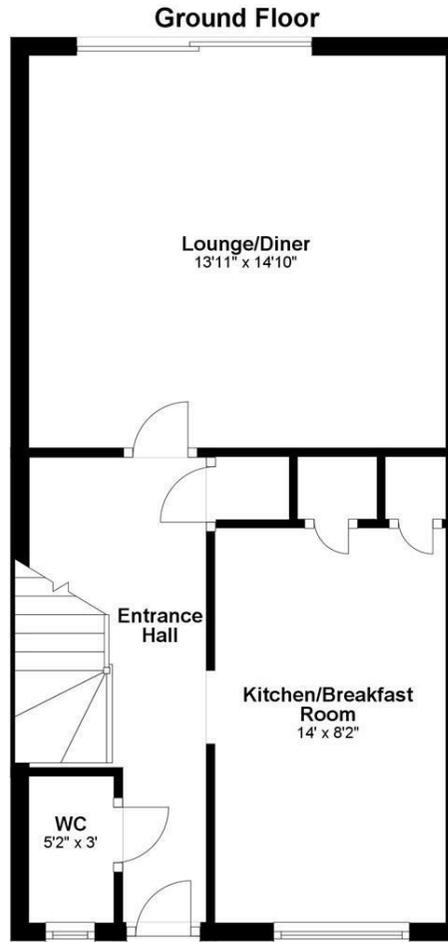
By appointment through the Agents.

## 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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	91
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	74
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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>.

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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.

