



Abbotts Road, Haverhill, CB9 0DH

CHEFFINS

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Haverhill,
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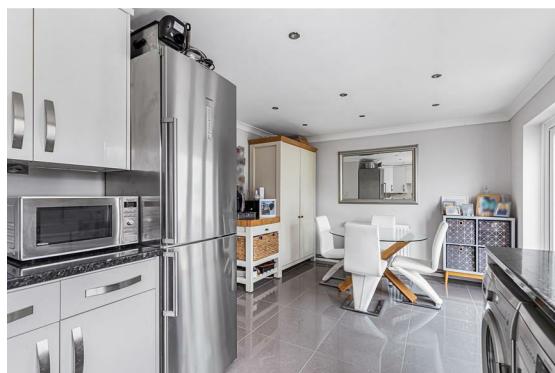
- Single Garage and Driveway
- Ensuite and Dressing Area to Master Bedroom
- Large Rear Garden
- Close to Schools and Local Amenities
- Originally Four Bedrooms Now Three Double Bedrooms
- Fronting Onto Greensward Area
- Freehold

An extremely generous detached property overlooking open greenspace and conveniently located close to local schools and amenities. Originally a four bedroom property now offering three double bedrooms, en-suite shower room, Conservatory and large gardens. (EPC Rating TBC).

 3  2  1

Guide Price £390,000



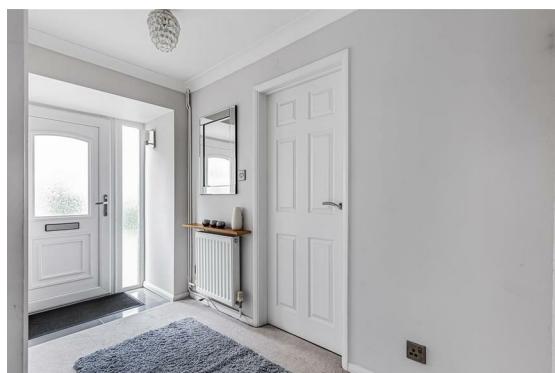


LOCATION

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 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.



ABBOTTS ROAD

This property was originally a four bedroom detached house which has been altered to now offer three double bedrooms with an en-suite shower room to the master bedroom. The property could be converted back to its original layout to offer four bedrooms if required.

GROUND FLOOR**ENTRANCE HALL****WC**

Two piece suite comprising low level wc, hand wash basin, obscure window, radiator, storage cupboard.

LIVING ROOM

Dual aspect windows, two radiators, electric fireplace (untested)

KITCHEN/DINER

Fitted with base and eye level units with worktop over, twin stainless steel sink, electric oven with gas hob and extractor over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, window, radiator, bi-fold doors to:

CONSERVATORY

Half brick and upvc construction with power and lighting connected, two radiators, doors to rear garden.

FIRST FLOOR**LANDING****BEDROOM ONE**

Two windows, two radiators, open to dressing area, door to:

ENSUITE (formally bedroom 4)

Fitted three piece suite comprising shower enclosure, low level wc, vanity hand wash basin, extractor fan.

BEDROOM TWO

Window, radiator, fitted wardrobes with sliding doors.

BEDROOM THREE

Window, radiator.

BATHROOM

Fitted three piece suite comprising bath with shower attachment, low level wc, vanity hand wash basin, extractor fan.

OUTSIDE

A large rear garden, with an immediate paved patio area and steps leading to remaining garden which is laid to lawn with mature shrubs and bordering plants. Two sheds, picket style fence with a gate leading to an additional small garden area.

GARAGE AND PARKING

Single garage with up and over door, power and lighting connected. Driveway for multiple vehicles.

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.







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 £390,000

Tenure - Freehold

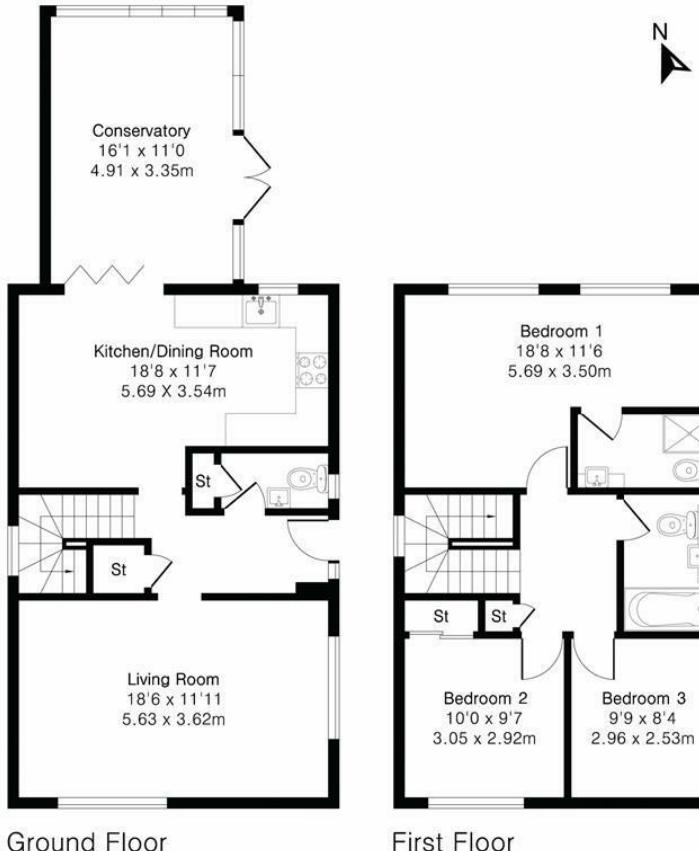
Council Tax Band - D

Local Authority - West Suffolk

Approximate Gross Internal Area 1315 sq ft - 123 sq m

Ground Floor Area 750 sq ft - 70 sq m

First Floor Area 565 sq ft - 53 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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