



Fritton Court, Haverhill, CB9 8LX

CHEFFINS

Fritton Court

Haverhill,
CB9 8LX

Located in the popular Clements Estate is a three bedroom, terraced property benefitting from a family bathroom and separate shower room, utility area and enclosed rear garden. (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.

3 2 1

Guide Price £215,000





GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, under stairs storage cupboard, radiator, doors to:

LOUNGE

Radiator, double doors to rear garden, door to:

KITCHEN

Fitted with a range of base and eye level units with worktop over, stainless steel sink, drainer and mixer tap over, space and plumbing for washing machine, electric cooker with extractor over, single door to rear garden, window to rear, door to:

UTILITY AREA

Plumbing and space for washing machine and tumble dryer, door to side.

WC

Two piece suite comprising low level wc, pedestal hand wash basin, radiator.

FIRST FLOOR

LANDING

Storage cupboard, doors to:

BEDROOM ONE

Window to rear, radiator.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to rear, radiator.

BATHROOM

Two piece suite comprising panelled bath, pedestal hand wash basin, radiator, obscure window.

SHOWER ROOM

Two piece suite comprising shower enclosure, low level wc, obscure window.

GARDEN

Enclosed rear garden, predominantly laid to lawn.

AGENTS NOTE

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

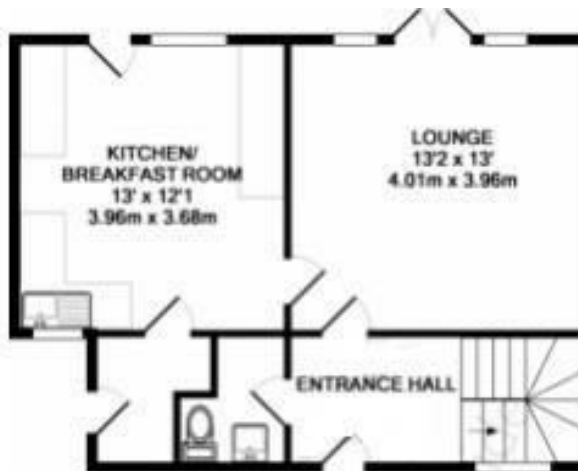
Viewings Strictly by appointment through the selling agents.

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.



GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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 £215,000

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: 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.



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