



Baines Coney, Haverhill, CB9 7WU

CHEFFINS

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Haverhill,
CB9 7WU

An exceptionally well presented three bedroom semi-detached property that is located within a highly desirable residential area cul de sac on the Cambridge side of town. The property is presented to a high standard throughout and further benefits from a dining room, conservatory, separate utility room, master bedroom with en-suite facilities, extra wide single garage, driveway and pleasant rear garden. Offered for sale with no onward chain (EPC Rating D)

LOCATION

Haverhill: Haverhill is a thriving and popular market town 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.

This property is located on the Cambridge side of town with direct access links to Cambridge including the A1307 and several bus stops.

3 2 2

Guide Price £300,000





GROUND FLOOR

ENTRANCE HALL

Radiator, stairs, door to:

DOWNSTAIRS WC

Obscure window to front, fitted with two piece suite comprising pedestal wash hand basin and low-level wc, radiator.

SITTING ROOM

4.15m x 4.12m (13'7" x 13'6") max Window to front, two radiators, open plan to Dining Room, door to Storage cupboard.

CONSERVATORY

127 X 9'4 (3.84m X 2.84m)

uPVC Construction with brick plinth French doors opening onto gardens, French doors into dining room, radiator.



DINING ROOM

2.80m x 2.58m (9'2" x 8'6") Radiator, french double doors to garden, open plan to:

KITCHEN

2.80m x 2.46m (9'2" x 8'1") Fitted with a matching range of base and eye level units with worktop space over, double stainless sink with mixer tap, space for fridge/freezer, electric oven, four ring gas hob with extractor hood over, window to rear, radiator, door to:

UTILITY ROOM

2.35m x 1.66m (7'8" x 5'5") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for washing machine and tumble drier, window to front, radiator, door to garden.

FIRST FLOOR

LANDING

Window to side, door to Airing cupboard.

BEDROOM 1

3.13m x 3.08m (10'3" x 10'1") Window to rear, radiator, door to en suite.

EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, radiator.

BEDROOM 2

3.01m x 2.73m (9'10" x 9') Window to front, radiator.

BEDROOM 3

2.36m x 2.11m (7'9" x 6'11") Window to front, radiator.



BATHROOM

Fitted with three piece suite comprising roll top bath, pedestal wash hand basin and low-level WC, obscure window to rear, radiator

OUTSIDE

The rear garden is of a generous size with an immediate patio area providing an ideal area for seating and entertaining. The remainder of the garden is predominantly laid to astro turf and enclosed by timber fencing with a side access gate leading to the front of the property.

GARAGE & DRIVEWAY

To the front of the property is a garage with up and over door, power and lighting connected. The driveway provides parking for two vehicles.

AGENTS NOTE

Tenure - Freehold

Council Tax Band - C

Property Type - Semi Detached

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to floor plan

Square Footage 875 sq ft Approx

Parking - Garage and driveway for two vehicles

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

GAS- Mains supply

Heating - Gas central heating to radiators.

Broadband - Ultrafast Full Fibre broadband is available to the cabinet

Mobile Signal/Coverage - Good

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 | | |
| (92-101) 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 | | |
| | | 86 |
| | 65 | |
| EU Directive 2002/91/EC | | |

Guide Price £300,000

Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk Council



FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Plan produced using PlanUp.

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.

