



Horsham Close, Haverhill, CB9 7HN

CHEFFINS

Horsham Close

Haverhill,
CB9 7HN

A pleasant two bedroom end of terraced property, situated on the Cambridge side of town benefitting from a single garage and off road parking for one vehicle, open plan living accommodation and private rear garden. (EPC Rating C)

LOCATION

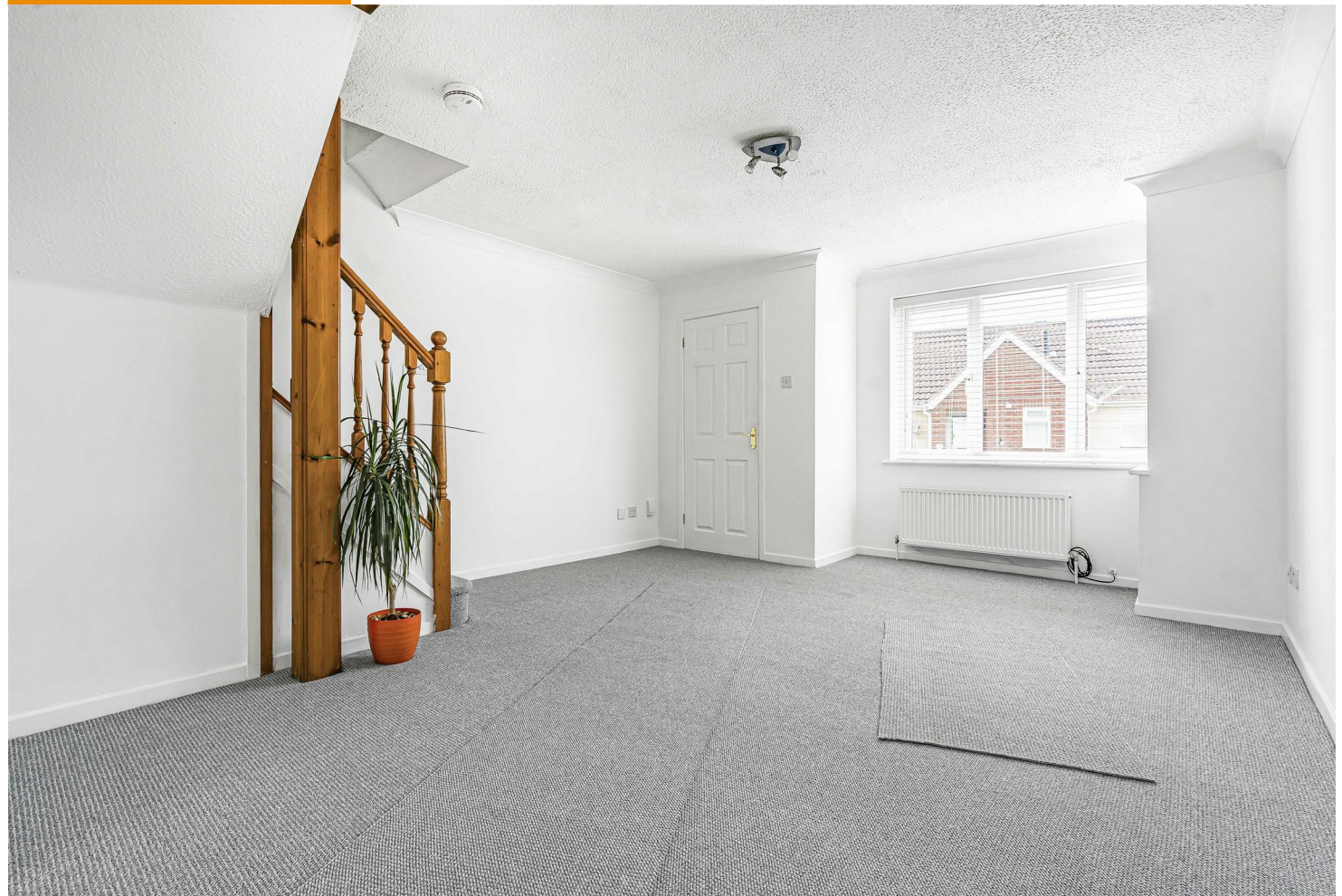
Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London 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.



Guide Price £245,000





GROUND FLOOR

ENTRANCE HALL

Radiator, door to:

LIVING/DINING ROOM

Box window to front, two radiators, stairs to first floor, sliding doors to rear garden, open plan to:

KITCHEN

Fitted base and eye level units with worktop over, space for fridge/freezer, plumbing for washing machine, electric oven with four ring gas hob and extractor over, radiator, window to rear.



FIRST FLOOR

LANDING

Storage cupboards, doors to:

BEDROOM ONE

Fitted wardrobes, two windows to front, radiator.

BEDROOM TWO

Window to rear, radiator.



BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc, pedestal hand wash basin, radiator, extractor fan, obscure window.

OUTSIDE

The rear garden is predominantly laid to lawn, with a decked area for seating. Enclosed by

timber fencing with a side access gate. There is additional land adjacent to the property which is currently laid to lawn, not enclosed but could be converted to additional parking.

GARAGE AND PARKING

Single garage adjacent, with up and over door, power and lighting connected. Personal door into the garden.

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		86
(81-91) B		
(69-80) C	71	
(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 £245,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk



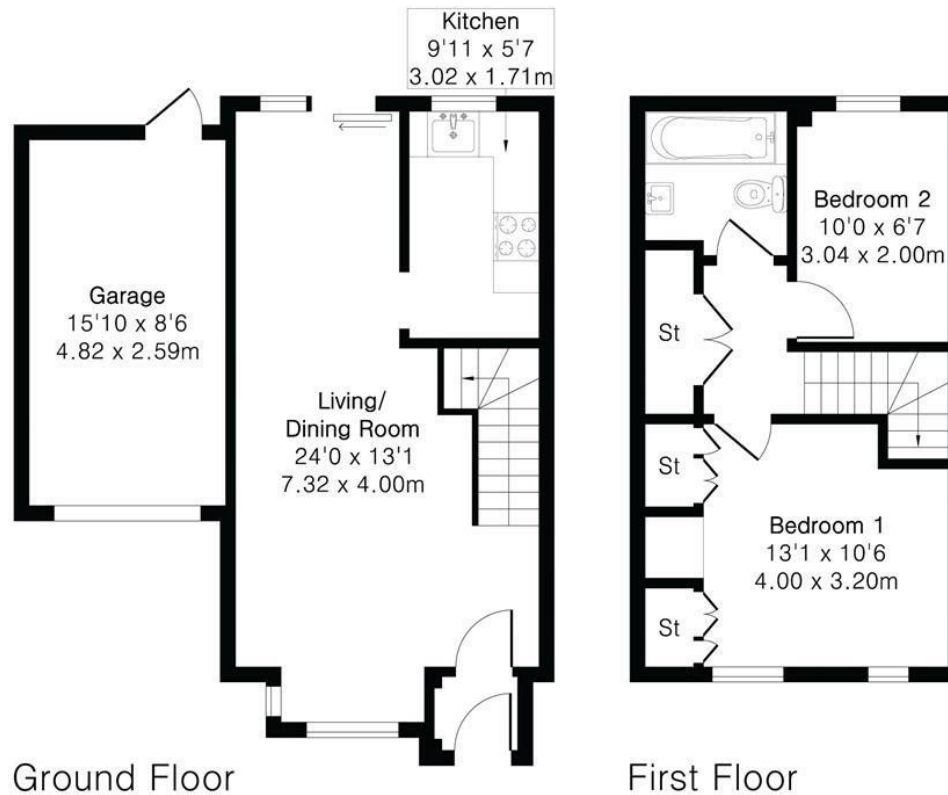
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.

**Approximate Gross Internal Area 659 sq ft - 61 sq m
(Excluding Garage)**

Ground Floor Area 344 sq ft – 32 sq m

First Floor Area 315 sq ft – 29 sq m

Garage Area 134 sq ft – 12 sq m



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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: 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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