



Eden Road, Haverhill, CB9 8DX

CHEFFINS

Eden Road

Haverhill,
CB9 8DX

- Two Bedrooms
- Living Room
- Dining Room
- Rear Garden
- EPC Rating D
- No Onward Chain

A well presented two bedroom mid terrace house conveniently located for the town centre. The property benefits from two reception rooms and a rear garden. No Onward Chain EPC Rating D.

2 1 2

Guide Price £200,000





LOCATION

GROUND FLOOR

SITTING ROOM

11'3" x 10'10"

Window to front, radiator, open plan to:

DINING AREA

11'3" x 7'9"

Window to rear, radiator, stairs, open plan to:

KITCHEN

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 electric hob with extractor hood over, window to rear, tiled flooring.

FIRST FLOOR

BEDROOM ONE

11'5" x 10'10"

Window to front, radiator.

BEDROOM TWO

8'9" x 7'10"

Window to rear, radiator, open plan to Storage cupboard.

BATHROOM

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, obscure window, radiator.

AGENTS NOTE

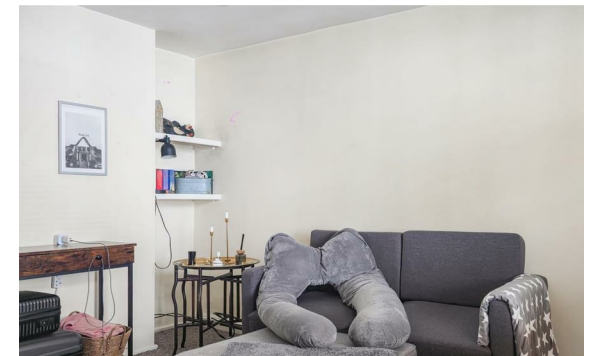
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

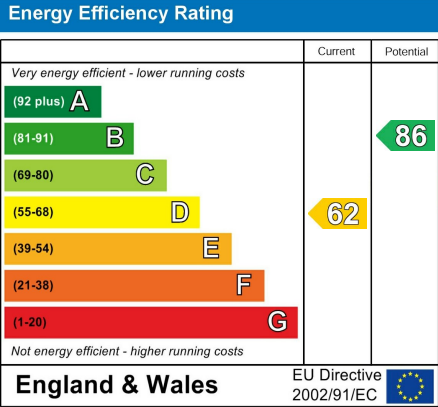
By appointment through the Agents.

SPECIAL NOTES

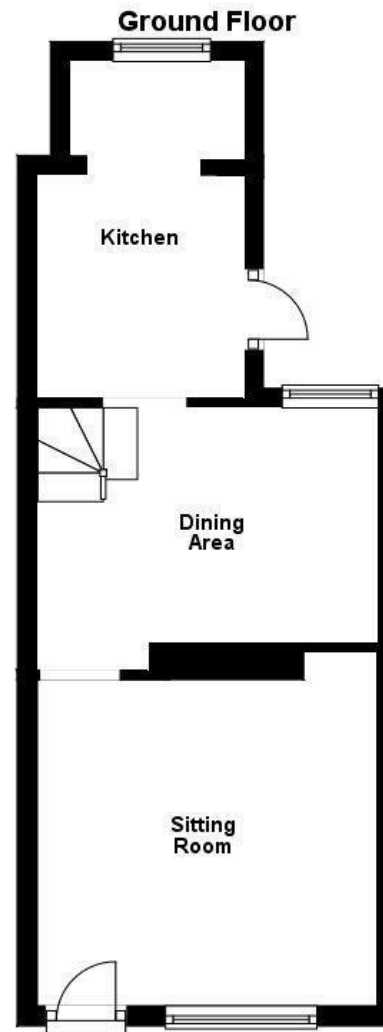
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. 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.







Guide Price £200,000
Tenure – Freehold
Council Tax Band – A
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>.

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.

