



Stanton Place, Haverhill, CB9 0HU

CHEFFINS

Stanton Place

Haverhill,
CB9 0HU

- NO ONWARD CHAIN
- Three Bedrooms
- Rear Garden
- Ground Floor WC
- EPC Rating C
- Freehold

Offered for sale with no onward chain is a well presented three bedroom terraced property overlooking a pleasant green space and situated within a highly desirable residential area, close to local schools and other amenities. The property benefits from a generous lounge/dining room, fitted kitchen and ground floor wc.

3 1 1

Guide Price £230,000





LOCATION

GROUND FLOOR

ENTRANCE HALL

Radiator, stairs to first floor, under stairs storage cupboard, door to:

WC

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

KITCHEN

12'3" x 9'10" max

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, freestanding cooker, radiator, sliding door to garden.

LOUNGE/DINER

20'11" x 11'8"

Window to front, two radiators, French double doors to garden.

FIRST FLOOR

BEDROOM 1

12'4" x 10'8" max

Window to rear, radiator.

BEDROOM 2

12'2" x 9'4"

Window to rear, radiator.

BEDROOM 3

9'10" x 7'6"

Window to front, radiator, door to Storage cupboard.

BATHROOM

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

OUTSIDE

Rear garden with paved patio area enclosed by low level trellis fencing. The remainder of the garden is laid to lawn with some established plants and bushes bordering. A pathway provides access to the rear access gate. There is also a brick built shed.

AGENTS NOTE

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

PLEASE BE AWARE PHOTOGRAPHY IS PRIOR TO CURRENT TENANCY.

VIEWINGS By appointment through the Agents.

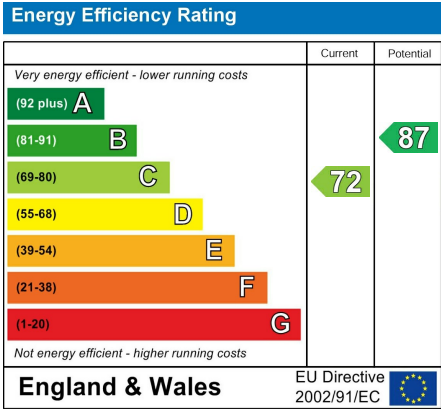
SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these

particulars.

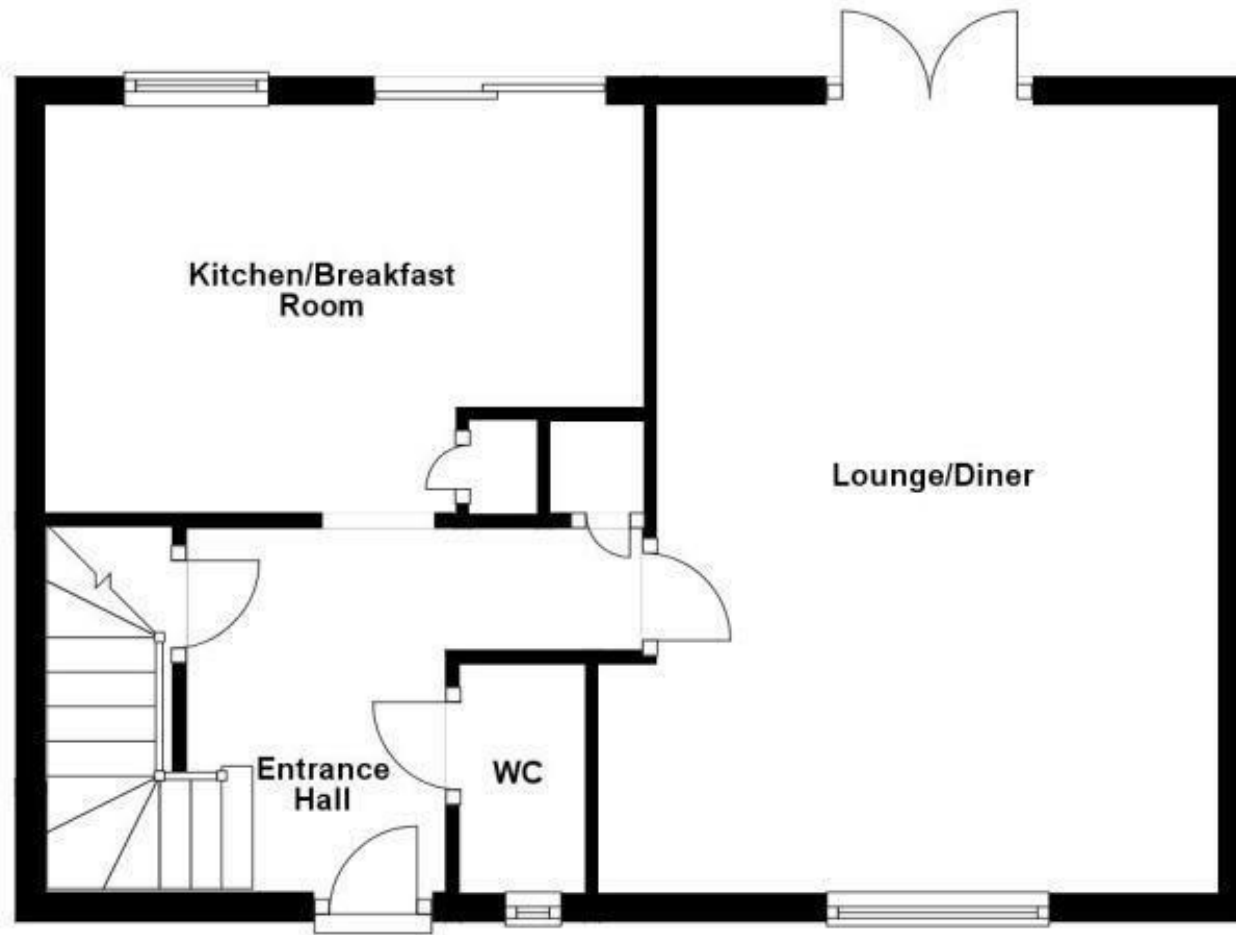
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





Guide Price £230,000
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: 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.

