Crowland Road, Haverhill, CB9 9LW

CHEFFINS

CHEFFINS

Crowland Road

Haverhill,
CB9 9LW

A wonderful two bedroom detached bungalow within walking distance to the town centre and local amenities. The property has been refreshed throughout by the current vendors, offering a spacious kitchen/diner and generous rear garden. (EPC Rating D)

2 1 2

Offers In Excess Of £290,000

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, gymnasia, 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.

ENTRANCE HALL
Radiator, wooden floor, door to :

LOUNGE
Radiator, bay window to front.

KITCHEN/DINING AREA
Fitted with a matching range of base and eye level units, sink with mixer tap, integrated dishwasher, space and plumbing for washing machine, fridge and freezer, electric double oven, ceramic hob with extractor hood over, radiator. Window overlooking rear garden, French double doors leading to rear garden, fireplace, window to side.

BEDROOM ONE
Two radiators, bay window to front.

BEDROOM TWO
Radiator, window overlooking rear garden.

BATHROOM
Fitted with a three piece suite comprising low level WC, vanity wash hand basin with storage below, panelled bath with shower attachment, radiator, extractor fan, obscure window.

OUTSIDE
The front of the property is laid to lawn and enclosed by hedging to the front. A side access gate leads to the rear garden. The rear garden is a good size and predominantly laid to lawn. Enclosed by hedging to the sides and rear. There is a paved patio area providing an ideal area for seating and entertaining.

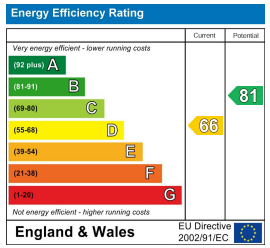
AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

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.



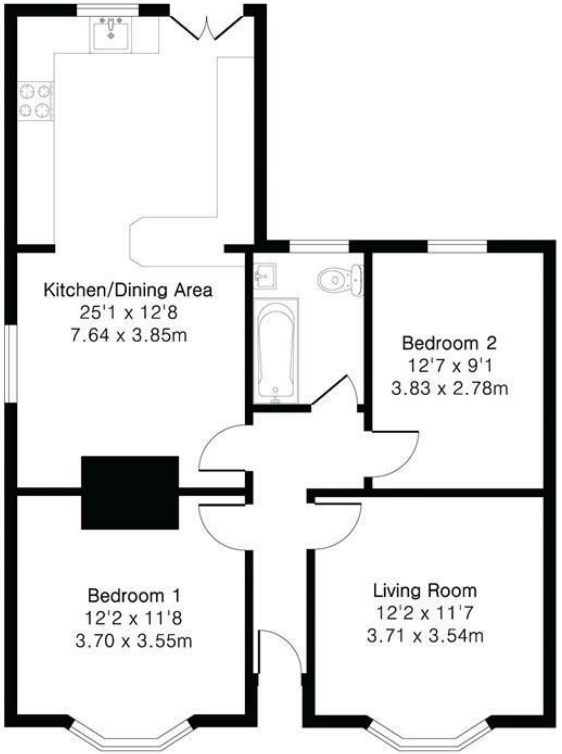
Offers In Excess Of £290,000

Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk

Approximate Gross Internal Area 851 sq ft - 79 sq m



Ground Floor

PINKPLAN

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.

CHEFFINS

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: 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.

CHEFFINS