School Lane, Haverhill, CB9 9DE

CHEFFINS

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School Lane

Haverhill,
CB9 9DE

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Guide Price £278,000

- Deceptively Spacious Bungalow
- Three Bedrooms
- Dining Room
- New Fitted Boiler With Warranty
- Garage & Driveway
- No Onward Chain
- EPC TBC
- Freehold

A substantial and deceptively spacious three bedroom detached bungalow occupying a non estate location. The property benefits from many fine features including new fitted boiler with 10 year warranty, single garage and driveway. Offered for sale with no onward chain (EPC Rating TBC)

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.

CONSERVATORY
Upvc double glazed with polycarbonate roof, door to:

SITTING ROOM
Dual aspect windows, two radiators.

DINING ROOM
Window, radiator.

KITCHEN
Fitted with a range of base and eye level units, plumbing for washing machine, dishwasher space for fridge freezer. Electric oven with four ring hob and extractor hood over. Window overlooking the garden with door providing access to the garden.

BEDROOM ONE
Dual aspect windows, radiator, fitted wardrobes.

BEDROOM TWO
Dual aspect windows, radiator, fitted wardrobes.

BEDROOM THREE
Window, radiator, fitted wardrobes.

SHOWER ROOM
Fitted with a two piece suite comprising shower enclosure, vanity wash basin, heated towel rail, window.

WC
Fitted with low level WC.

GARAGE & DRIVEWAY
Adjacent to the property is a single garage with up and over door, lighting connected. The driveway to the front offers off road parking for one vehicle.

AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.
The previous owner had planning permission approved to extend the property, converting the roof space to include further bedrooms, bathroom and pitch of the roof. Previous plans available with information available via the West Suffolk Planning Portal.

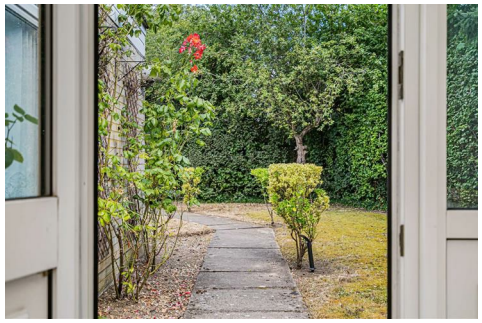
VIEWINGS
By appointment through the Agents.

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.

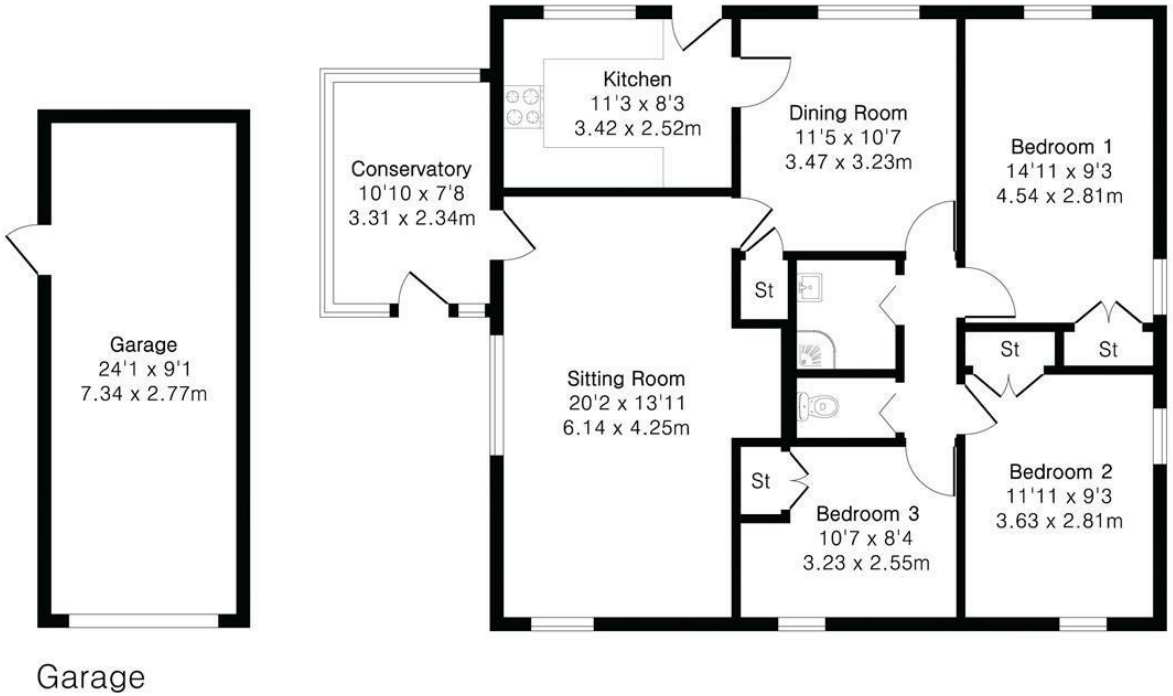
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

SCHOOL

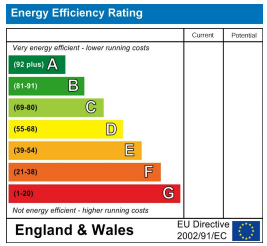


Approximate Gross Internal Area 1025 sq ft - 95 sq m (Excluding Garage)

Garage Area 219 sq ft – 20 sq m



Garage



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Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk

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.

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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.