



Feltwell Place, Haverhill, CB9 0AN

CHEFFINS

Feltwell Place

Haverhill,
CB9 0AN

Situated on the popular Chalkstone development is an end terraced, three bedroom home offered for sale with no onward chain. The property consists of a generous living room, dining room, kitchen, ground floor wc, three piece bathroom suite and 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.

3 1 2

£230,000





GROUND FLOOR

ENTRANCE PORCH

Features double-glazed door leading into the entrance porch, storage cupboard housing the gas meter, and glazed door through to the entrance hall.

ENTRANCE HALL

Includes an understairs storage cupboard, stairs leading to the first-floor landing, radiator, and a glazed door leading back out to the porch.

DOWNSTAIRS WC

Comprises a double-glazed window to the front, low-level WC, wall-mounted wash hand basin, tiled flooring, and tiled splashbacks.

LIVING ROOM

Features a large double-glazed window to the front, radiator, and an archway leading through to the open-plan dining room.

DINING ROOM

Includes patio doors opening onto the rear garden, a built-in storage/former gas warm air cupboard, an archway through to the living room, and a radiator.

KITCHEN

Equipped with a range of matching wall and base units with work surfaces over, space and plumbing for appliances, a stainless steel sink with mixer taps, tiled flooring, tiled splashbacks, and a double-glazed window to the rear.

FIRST FLOOR

LANDING

Provides access to the loft space.

BEDROOM ONE

Features a double-glazed window to the front, built-in wardrobes, and a radiator.

BEDROOM TWO

Includes a double-glazed window to the front, a radiator, and a storage cupboard housing the combination gas boiler.

BEDROOM THREE

Features a double-glazed window to the rear, radiator, and a built-in storage cupboard.

FAMILY BATHROOM

A three-piece suite comprising a low-level WC, pedestal wash hand basin, and a side-panelled bath with a shower over and glass screen. Features tiled flooring, tiled walls, a heated towel rail, and a double-glazed window to the front.

OUTSIDE

Front Garden: Overlooks greensward.

Rear Garden: A nicely designed garden featuring a parquet-style floored patio seating area, landscaped gardens with a central water feature, a block-paved seating area, an Indian sandstone patio, a brick-built storage shed, flower bed borders, and timber fence enclosure with rear gated access.

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

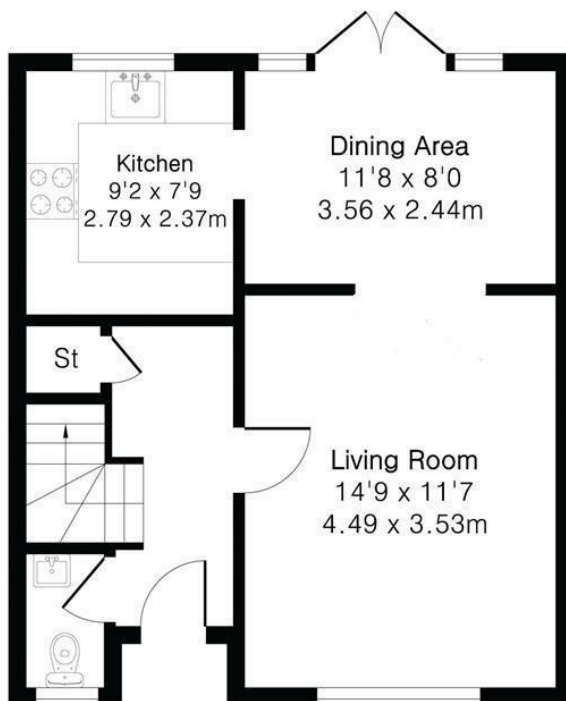
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.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



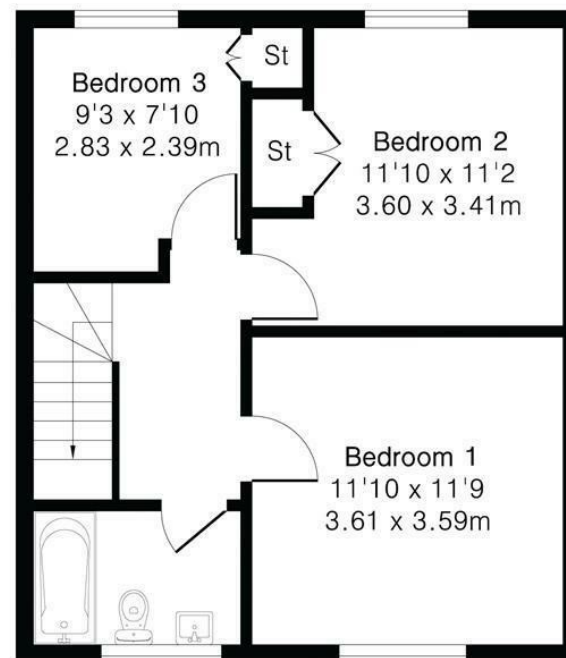
Approximate Gross Internal Area 909 sq ft - 85 sq m

Ground Floor Area 448 sq ft – 42 sq m

First Floor Area 461 sq ft – 43 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	79
EU Directive 2002/91/EC		

£230,000

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.

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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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.



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