



Brickfields Drive, Haverhill, CB9 9SJ

**CHEFFINS**

## Brickfields Drive

Haverhill,  
CB9 9SJ

A three bedroom terraced property situated on the Cambridge side of town, benefitted by a master bedroom with ensuite, generous living room and private 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 2 1

## Offers In Excess Of £260,000





## GROUND FLOOR

### ENTRANCE HALL

Under stairs storage cupboard, stairs to first floor, doors to:

### KITCHEN

Matching base and eye level fitted units with one and half bowl stainless steel sink with mixer tap, space for tumble dryer, dishwasher, fridge/freezer, plumbing for washing machine, four rig gas hob and oven with extractor over, radiator, window to front.

### LIVING ROOM/DINING ROOM

Storage cupboard, radiator, French doors to garden

### WC

Two piece suite comprising low level wc and hand wash basin.

## FIRST FLOOR

### LANDING

Doors to :

### BEDROOM ONE

Window to front, radiator, built in wardrobes, door to:

### ENSUITE

Three piece suite comprising of shower enclosure, vanity hand wash basin, low level wc, obscure window, radiator, airing cupboard housing boiler.

### BEDROOM TWO

Window to rear, radiator.

### BEDROOM THREE

Window to rear, radiator.

### BATHROOM

Three pieced suite comprising panelled bath with shower over, hand wash basin, low level wc, radiator, extractor fan.

### OUTSIDE

Allocated parking for one vehicle to rear. Parking for

more vehicles to front of the property, although not allocated.

Immediate patio to rear garden upon leaving the property, remainder laid to lawn. Enclosed by timber fencing with rear access gate.

## 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.



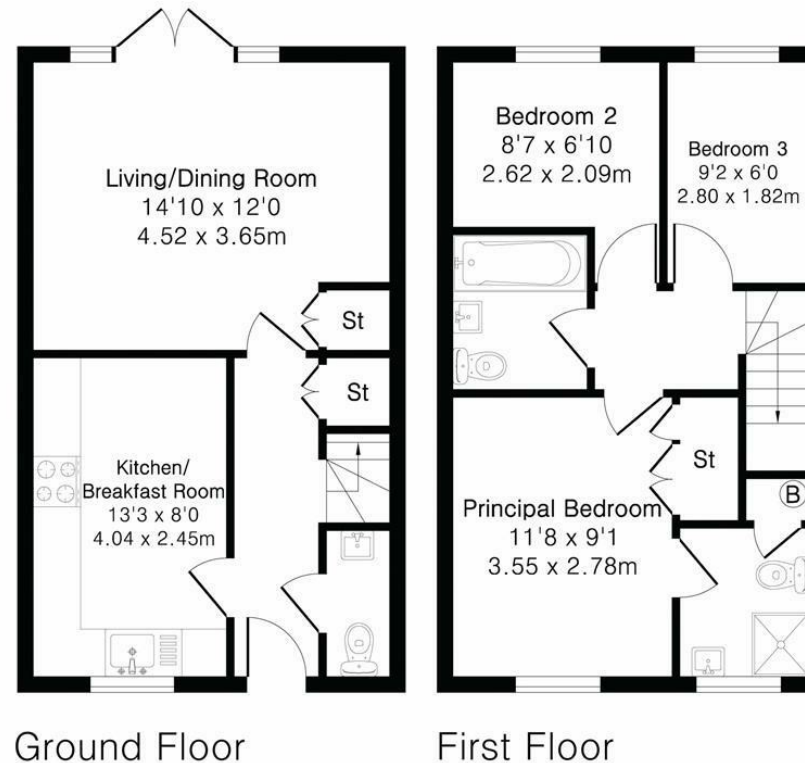
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (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                             | 74      | 79        |
| EU Directive 2002/91/EC                     |         |           |

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 Tenure – Freehold  
 Council Tax Band – C  
 Local Authority – West Suffolk

**Approximate Gross Internal Area 758 sq ft - 70 sq m**

Ground Floor Area 379 sq ft – 35 sq m

First Floor Area 379 sq ft – 35 sq m



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>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | [cheffins.co.uk](http://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.



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