St John Place, Haverhill, CB9 9AD

CHEFFINS

CHEFFINS

St John Place

Burton End, Haverhill,
CB9 9AD

A three bedroom semi detached home situated in the heart of Haverhill, within walking distance to local amenities and schools. Benefitting from ground floor underfloor heating, two allocated parking spaces, ensuite to master bedroom and private rear garden. Flooring can be negotiated with the builders at an extra cost.

3 2 1

Guide Price £295,000

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.

CHEFFINS

SPECIFICATIONS

Kitchen:
- Howdens kitchen with soft close drawers
- Fully integrated washing machine and dishwasher
- Fully integrated fridge/freezer
- Fitted Water Softener
- Fan assisted oven
- Induction hob with integrated extractor above
- Laminate worktops
- Composite sink
- LED downlights
- Double glazed UPVC window
- White double sockets
- Under pelmet lighting
- Walls and ceilings painted white

Bathrooms:
- Shower to en-suite
- Panelled bath with shower over in bathroom
- White sanitaryware with chrome fittings
- LED downlights
- Fully tiled wet areas
- Extractor fan
- BTW cistern and WC throughout
- Basin and semi pedestal
- Fully tiled floor
- Walls and ceilings painted white

Living Room:
- Pendant light to center of room
- Double glazed UPVC windows
- White electrical switches and sockets
- Modern square white skirting and architrave
- Walls and ceilings painted white

Bedrooms:
- Pendant light to center of room
- Double glazed UPVC windows
- White electrical switches and sockets
- Modern square white skirting and architrave
- Walls and ceilings painted white

Hall/Landing:
- LED downlights
- Modern square white skirting and architrave
- White painted spindles and handrails on stairs
- Walls and ceilings painted white

Outside:
- EV charger (one per property)
- Patio to rear and turfed gardens
- One allocated parking space off road and one allocated parking space below coach house
- External taps and plug sockets

* Plots 1-4 have underfloor heating to the ground floor and radiators on first floor.
* Flooring is not fit as standard but can be negotiated

Services: Mains electric, water, drainage, air source heat pumps (underfloor heating on ground floor of plots 1-4 and radiators on first floor)
Warranties: 10 year structural warranty from ICW

AGENTS NOTES

Plot 2 is a 3 bedroom semi-detached property comprising entrance hall, downstairs wc, kitchen, living room, ensuite to master bedroom and family bathroom.

Services: Mains drainage, electricity, (underfloor heating to the ground floor) and EV charging point.

A £1000 deposit is required to be paid upon reservation, which will be retained if the purchaser withdraws before exchange of contracts.

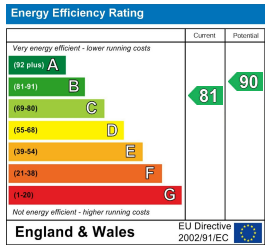
AGENTS NOTE -
EPC - To Be Assessed
Council Tax - To Be Assessed
Square Footage - 976 sq ft approx
Property Construction - Timber frame with brick face, tiled roof
Parking - One allocated space and one under coach house
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating source - Air source heat pump

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.

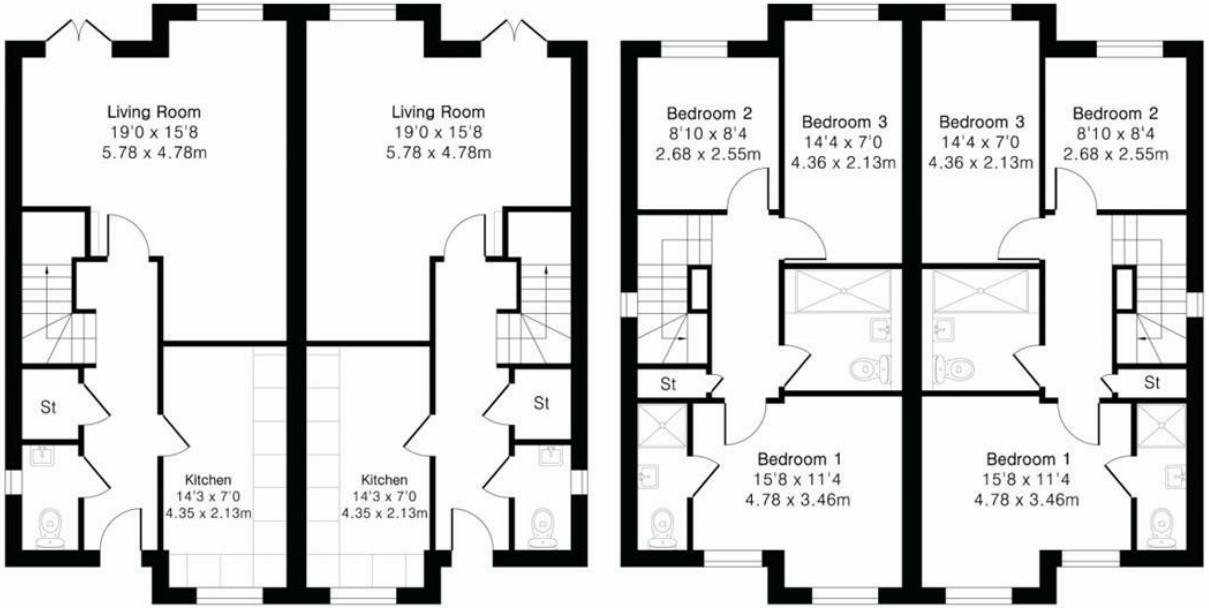
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



Approximate Gross Internal Area 976 sq ft - 90 sq m

Ground Floor Area 488 sq ft – 45 sq m

First Floor Area 488 sq ft – 45 sq m



Ground Floor
(Plot 1 to 4)

First Floor
(Plot 1 to 4)

Guide Price £295,000

Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

PINK PLAN

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