

Linton Place, Haverhill, CB9 0AX

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Linton Place

Haverhill,
CB9 0AX

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Guide Price £245,000

One of the larger three bedroom end terrace properties on the popular Chalkstone estate situated opposite the green. Well presented and ideal for first time buyers, this property consists of an open plan living room/diner, kitchen, three good size bedrooms, family bathroom and WC. (EPC Rating D)



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.

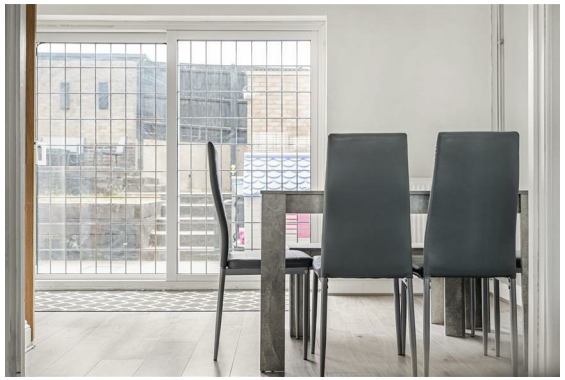
Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, 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.













PORCH
Entrance. Cupboard

ENTRANCE HALL
Radiator. Cupboard Under Stairs. Access to WC

KITCHEN
Matching Wall And Base Units. Four Ring Electric Hob. Intergrated Oven. Space For Fridge Freezer And Washing Machine.

LIVING ROOM
Radiator x2. Double Aspect. Storage Cupboard. Sliding Door For Access To Garden.

FIRST FLOOR

MAIN BEDROOM
Front Facing Overlooking Green. Double Bedroom. Radiator.

BEDROOM TWO
Double Bedroom. Garden Facing. Radiator. Built In Double Cupboard.

BEDROOM THREE
Storage Cupboard. Radiator.

BATHROOM
Three Piece Suite. Shower Over Bath. Heated Towel Rail.

WC
Heated Towel Rail. WC. Sink

OUTSIDE

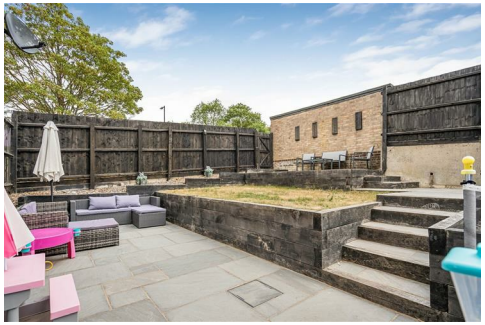
AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS
By appointment through the Agents.

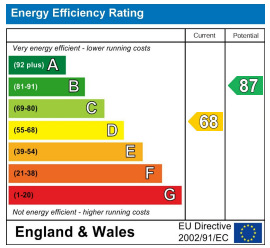
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.







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Tenure - Freehold

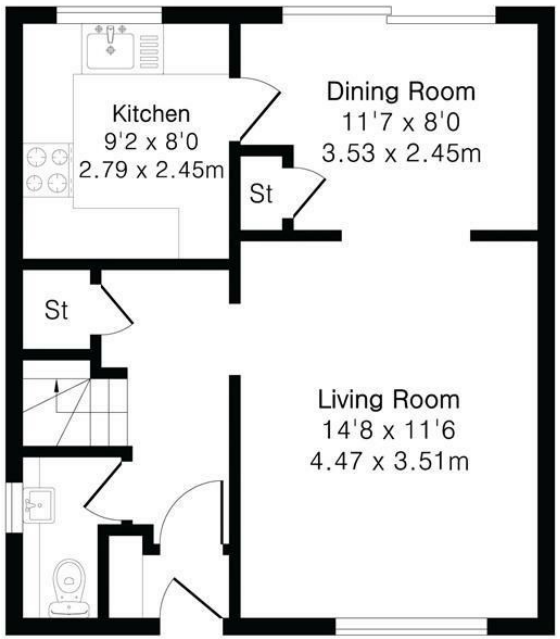
Council Tax Band - B

Local Authority - West Suffolk

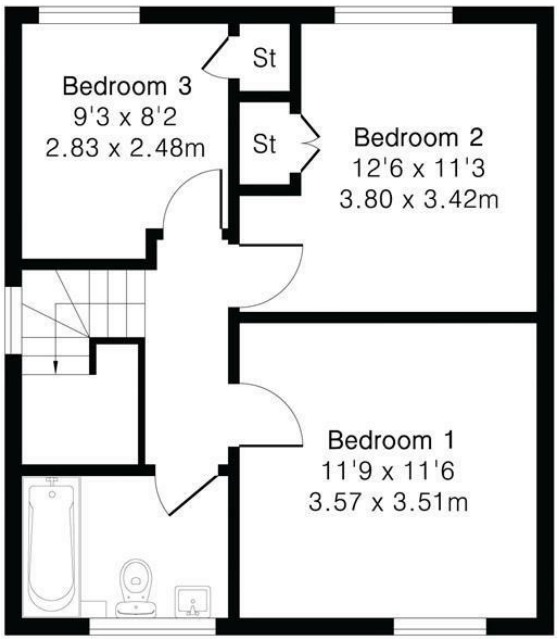
Approximate Gross Internal Area 928 sq ft - 86 sq m

Ground Floor Area 464 sq ft – 43 sq m

First Floor Area 464 sq ft – 43 sq m



Ground Floor



First 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.

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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.

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