



Hempstead Road, Haverhill, CB9 7RE

**CHEFFINS**



## Hempstead Road

Haverhill,  
CB9 7RE

A generous two bedroom end of terrace property situated within a desirable cul de sac on the Cambridge side of town. Further benefits include a spacious lounge/diner, pleasant rear garden and single garage. Offered for sale with no onward chain. (EPC Rating C)

### LOCATION

Haverhill: 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.

2 1 1

Guide Price £228,000





## GROUND FLOOR

ENTRANCE HALL Radiator, stairs, door to:

SITTING ROOM 3.86m x 3.54m (12'8" x 11'7") max. Window to front, radiator, open plan to Dining Area, door to understairs storage cupboard.

DINING AREA 2.64m x 2.27m (8'8" x 7'5") Radiator, french double doors to garden, door to:

KITCHEN 2.64m x 2.22m (8'8" x 7'3") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, water softener, electric oven with extractor hood over, window to rear.

## FIRST FLOOR

BEDROOM 1 3.00m x 2.45m (9'10" x 8') Window to rear, radiator, sliding double doors to wardrobe.

BEDROOM 2 3.63m x 2.91m (11'11" x 9'6") Window to front, double door to wardrobe.

SHOWER ROOM Fitted with three piece coloured suite comprising shower enclosure, vanity wash unit, low-level WC and heated towel rail, extractor fan, obscure window to rear.

GARAGE & PARKING To the rear of the property is a single garage (end garage with white door) with up and over door and

parking located in front of the garage.

OUTSIDE Immediate paved patio area with remainder of garden laid to lawn with mature shrubs and plants bordering. Electric awning. Garden enclosed by timber fencing with rear access gate.

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

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.





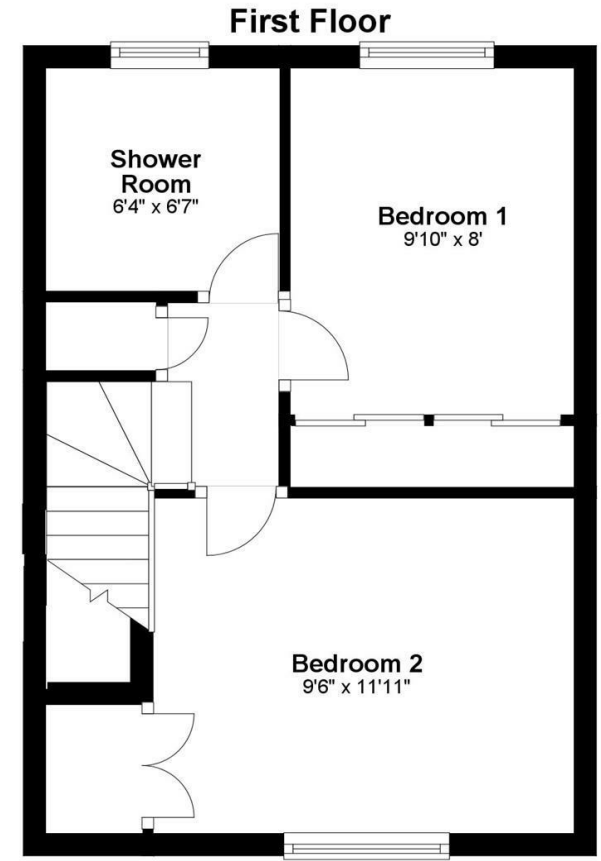
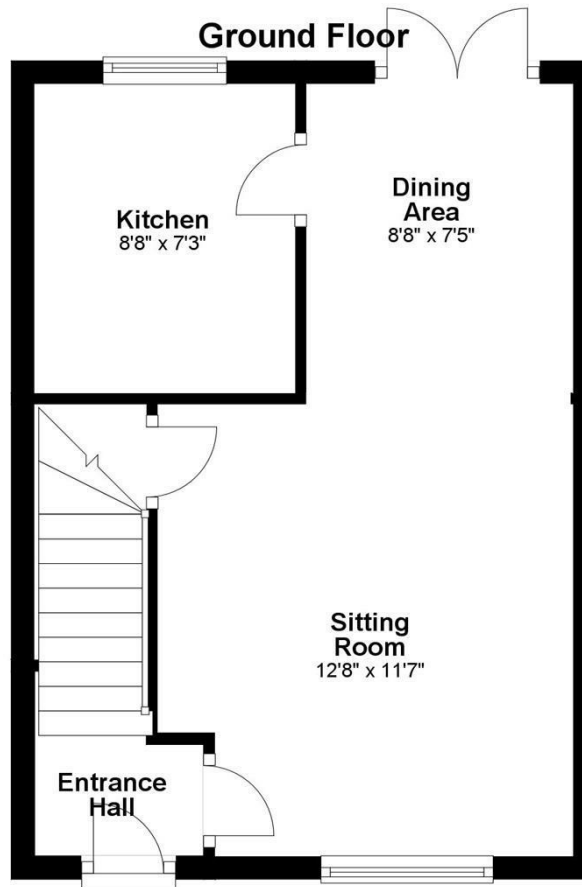
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £228,000

Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk



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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.