



Constable Road, Haverhill, CB9 7FQ

CHEFFINS

Constable Road

Haverhill,
CB9 7FQ

A conveniently located two bedroom, mid terrace house situated on the Cambridge side of town, with the added benefit of allocated parking and a garage. Offered for sale with no onward chain. 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.

2 1 1

Guide Price £225,000





GROUND FLOOR

ENTRANCE HALL

Radiator, doors to:

LIVING ROOM

4.65m x 3.53m (15'3" x 11'6") Sliding door to garden, radiator, stairs to first floor.

KITCHEN

2.59m x 2.31m (8'5" x 7'6") Fitted with wall and base units with worktop over, four ring gas hob, integrated electric cooker, plumbing for washing machine, space for fridge/freezer, window to front, radiator.

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

3.56m x 3.53m (11'8" x 11'6") Window, radiator.

BEDROOM TWO

3.66m x 1.65m (12'0" x 5'4") Window, radiator.

OUTSIDE

Immediate patio area, the garden is predominantly laid to lawn. Enclosed by timber fencing with rear access gate to garage and drive.

AGENTS NOTE

AGENTS NOTE - For more information on

this property, please refer to the Material Information brochure that can be found on our website.

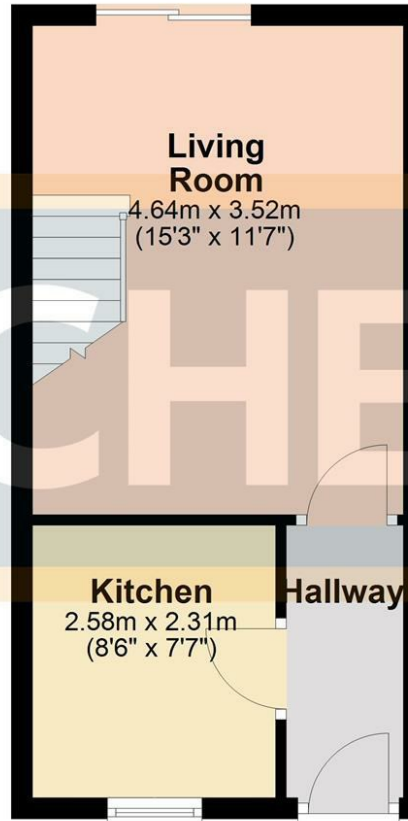
VIEWINGS By appointment through the Agents.

SPECIAL NOTES

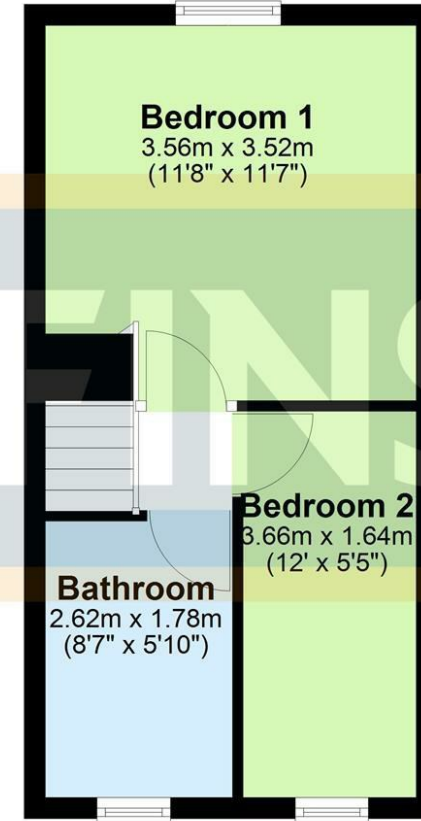
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment.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



Ground Floor
Approx. 25.8 sq. metres (277.3 sq. feet)



First Floor
Approx. 25.8 sq. metres (277.3 sq. feet)



Total area: approx. 51.5 sq. metres (554.7 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	90
(81-91) B	
(69-80) C	72
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £225,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | 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.

