



Malin Close, Haverhill, CB9 0LY

CHEFFINS

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Haverhill,
CB9 0LY

A well presented three bedroom detached bungalow occupying a private position at the head of a residential cul-de-sac. The property benefits from many fine features including a kitchen/breakfast room, un-overlooked rear garden, garage and driveway. (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, 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.

3 1 1

Guide Price £350,000





GROUND FLOOR

Part glazed UPVC entrance door and side panel to:

HALLWAY

Access to loft, built in storage cupboard housing gas fired boiler, radiator, doors to:

SITTING ROOM

UPVC double glazed French doors and side panels opening to rear garden, radiator, door to kitchen.

KITCHEN/BREAKFAST ROOM

Inset lighting to ceiling, UPVC double glazed windows to dual elevations, part glazed UPVC door opening to rear garden, part tiled walls complimenting ample wall and base level units with worktops over, single drainer sink unit with mixer tap over, water softener, integral fridge & freezer, plumbing for washing machine, Neff eye level double oven, Neff four ring electric hob with extractor hood above, radiator, tiled flooring

BEDROOM ONE

UPVC double glazed window, built in wardrobes, radiator

BEDROOM TWO

UPVC double glazed window, radiator

BEDROOM THREE

UPVC double glazed window, radiator.

SHOWER ROOM

Inset lighting to ceiling, UPVC double glazed obscure window, low level wc, vanity wash hand basin, double shower enclosure, heated towel rail, tiled flooring, extractor fan.

OUTSIDE

The property has a pleasant un-overlooked rear garden, plastic built Ketter shed, paved patio area, water tap, door to garage.

GARAGE AND DRIVEWAY

Single garage with electric roller door, power and light connected with under eaves storage. Personal door to the garden. Driveway provides off road parking for two vehicles.

SOLAR PANELS

The property has been fitted with Solar Panels, these are available by separate negotiation.

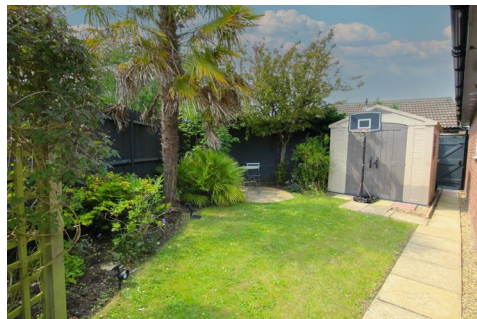
AGENTS NOTE

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.



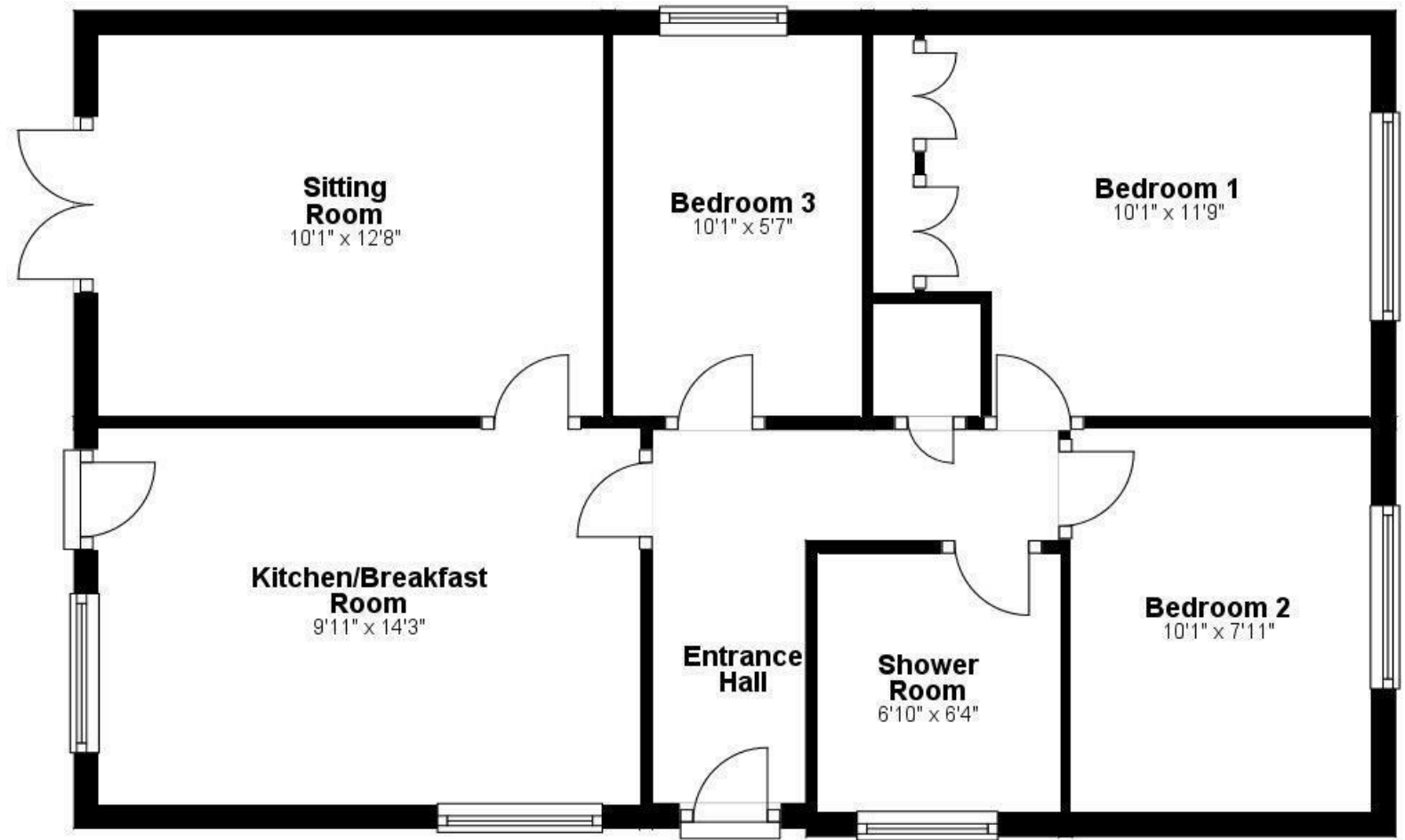
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £350,000

Tenure - Freehold

Council Tax Band - C

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.

