



Ross Close, Haverhill, CB9 0LQ

CHEFFINS

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Haverhill,
CB9 0LQ

A well presented three bedroom detached bungalow situated in a quiet cul-de-sac with south facing garden. Offering spacious living accommodation, refitted kitchen, two bathroom suites, single garage and driveway for multiple vehicles. The property is conveniently located close to Haverhill Golf Course and local Bus routes. For sale with no onward chain. (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, 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.

3 2 2

Guide Price £345,000





ENTRANCE HALL

Storage cupboard, radiator, doors to:

SITTING ROOM

Sliding doors to rear garden, fitted bookcase, built in LED fireplace, radiator, door to:

KITCHEN

Fitted with matching base and eye level units, built in electric oven with induction hob and extractor over, stainless steel sink, radiator, window to rear, door to dining room, door to:

LOBBY

Window to rear, door to garden, plumbing for washing machine, space for tumble dryer.



DINING ROOM

Door to lean to, door to bedroom three/study, door to:

UTILITY ROOM

Window to front, matching base and eye level units, space and plumbing for washing machine, and tumble dryer, gas boiler, door to:

SHOWER ROOM

Three piece suite comprising walk in shower enclosure, low level wc, vanity hand wash basin, obscure window to side, extractor fan, radiator,

BEDROOM THREE/STUDY

Currently used as a study, fitted wardrobes, window to front, privacy window into hallway, radiator.



BEDROOM ONE

Window to rear, radiator, double wardrobe with mirrored sliding doors, airing cupboard.

BEDROOM TWO

Window to front, radiator.

BATHROOM

Three piece suite comprising panelled bath, low level wc, vanity hand wash basin, obscure window to side, extractor fan, radiator,

OUTSIDE

The property is positioned on a generous corner plot at the end of a quiet cul-de-sac. Gated side access to the rear garden which includes a patio area and covered decking area for additional seating. The remainder of the garden being laid lawn with shrub borders. Enclosed by timber fencing.

GARAGE AND DRIVEWAY

Single detached garage with up and over door, power and lighting connected, personal access door to garden. There is a driveway for 4 vehicles.

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.



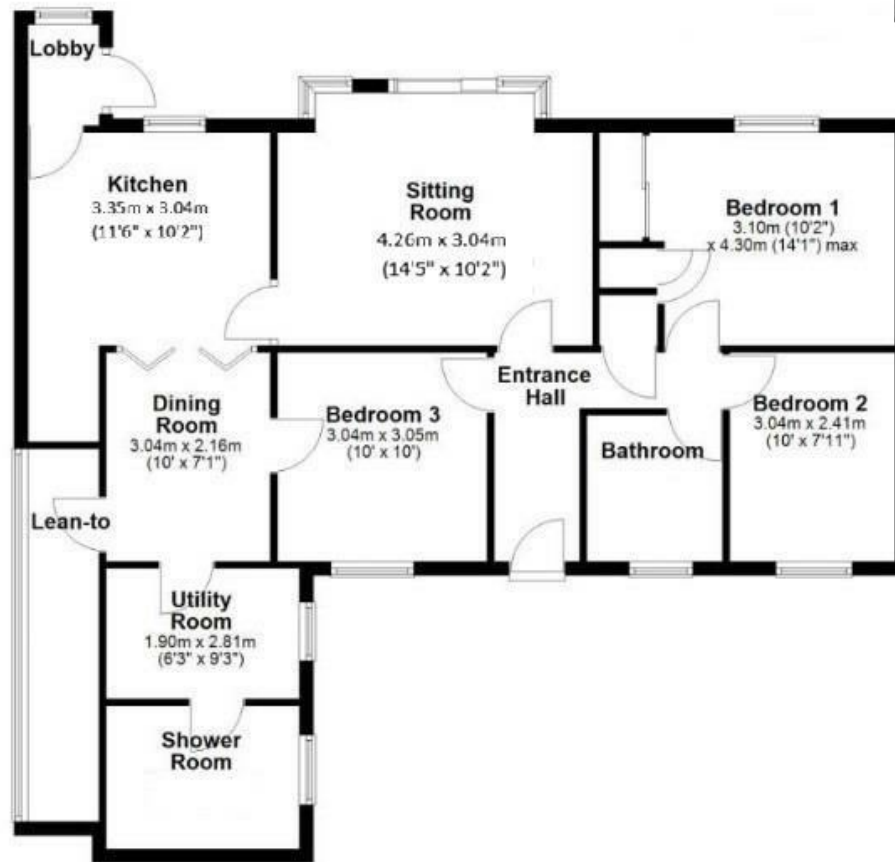
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	67
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £345,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Wet Suffolk



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: 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.

