



Chapple Drive, Haverhill, CB9 0DU

**CHEFFINS**



# Chapple Drive

Haverhill,  
CB9 0DU

A three bedroom, semi detached home situated close to local schools and amenities on the popular Hales Barn development. Benefitting from a generous living/dining room area, low maintenance rear garden and single garage en bloc. (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.

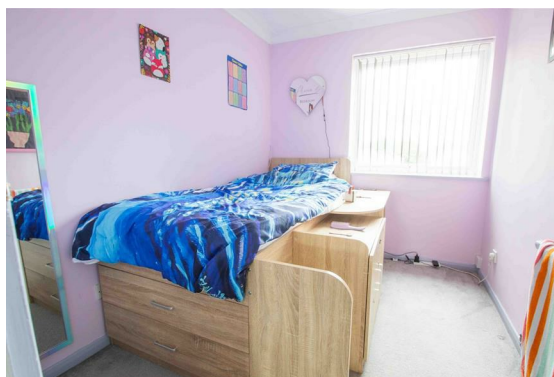
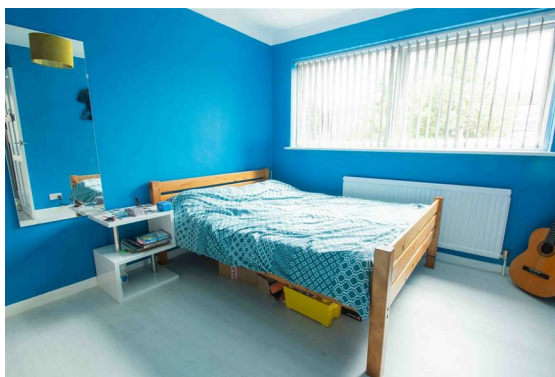
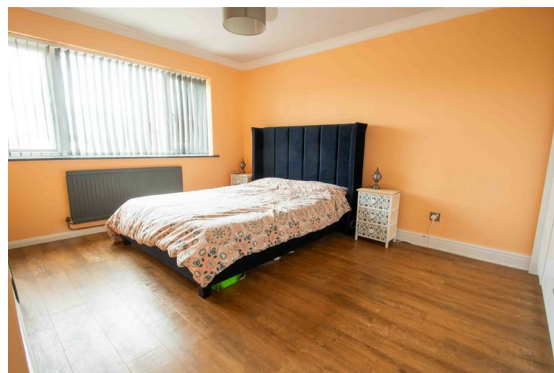
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

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 1 1

Guide Price £279,995





## GROUND FLOOR

### ENTRANCE HALL

Radiator, window to side, understairs storage cupboard, additional storage cupboard housing boiler, stairs to first floor.

### LIVING ROOM

Window to front, radiator, open plan to:

### DINING ROOM

Radiator, French doors to rear garden.

### KITCHEN

Fitted base and eye level units, plumbing for washing machine, space for dishwasher, electric double oven, electric hob with extractor over, window to rear, door to side, understairs storage cupboard.

## FIRST FLOOR

### LANDING

Storage cupboard, doors to:

### BEDROOM ONE

Window to front, radiator.

### BEDROOM TWO

Window to rear, radiator.

### BEDROOM THREE

Window to front, radiator, storage cupboard.

### BATHROOM

Three piece suite comprising walk in double shower, wash hand basin, low wc, heated towel rail, obscure window, extractor fan.

## OUTSIDE

Low maintenance rear garden with a paved patio area upon leaving the dining room. Steps up to a decked area for additional seating and a large shed. All enclosed by timber fencing with a rear access gate.

## GARAGE AND PARKING

Single garage en bloc.

## 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.





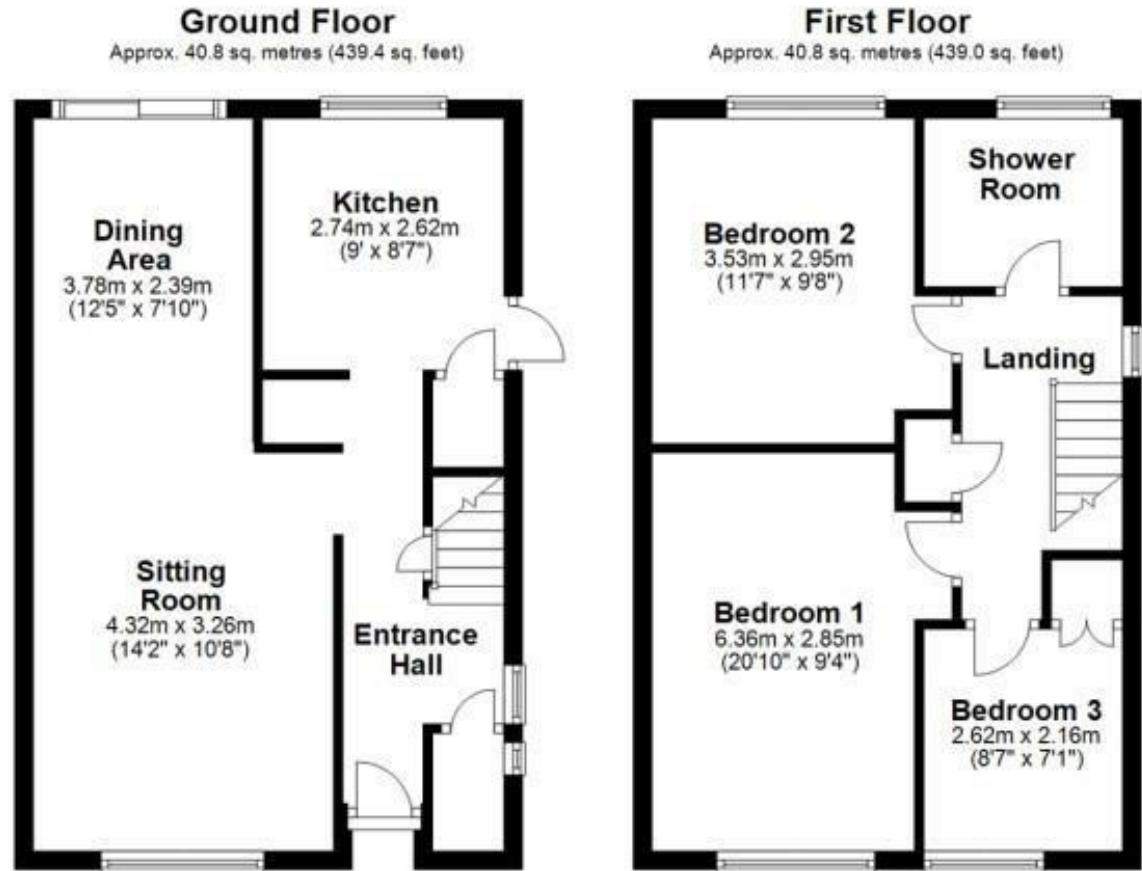
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>87</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>63</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>3</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Guide Price £279,995

Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk



Total area: approx. 81.6 sq. metres (878.4 sq. feet)

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>.

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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.

