

Monarch Close, Haverhill, CB9 9QW

CHEFFINS

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Haverhill,
CB9 9QW

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Guide Price £340,000

A wonderful three bedroom, detached property benefitting from two reception rooms, conservatory, ensuite to master, 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.








GROUND FLOOR

ENTRANCE HALL
Doors to:

LIVING ROOM
Radiator, window to front, understairs storage cupboard, woodburner, double doors to:

CONSERVATORY
UPVC construction, door to garage, French doors out to rear garden.

DINING ROOM
Window to front, radiator, door to:

KITCHEN
Fitted with base and eye level units with worktop over, one and a half bowl stainless steel sink, integral fridge/freezer, plumbing and space for dishwasher, plumbing for washing machine, double oven with induction hob, window to rear, door to side.

WC
Two piece suite comprising low level wc, pedestal hand wash basin, obscure window.

FIRST FLOOR

LANDING
Window to rear, doors to:

BEDROOM ONE
Window to front, radiator, door to:

ENSUITE
Three piece suite comprising shower enclosure, low level wc, pedestal hand wash basin, obscure window, radiator.

BEDROOM TWO
Window to front, radiator.

BEDROOM THREE
Window to rear, radiator,

BATHROOM
Three piece suite comprising panelled bath, low level wc, pedestal hand wash basin, obscure window, radiator.

OUTSIDE
Immediate bloc paved patio area with the remainder of the garden being laid lawn. Enclosed by timber fencing with borders of mature shrubs. Side access to the front of the property.

PARKING
Single garage with up and over door, power and lighting connected. Driveway for two 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 Strictly by appointment through the selling agents.

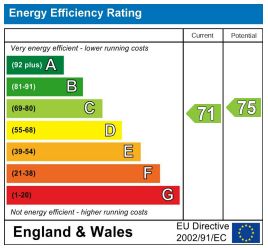
SPECIAL NOTES - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.





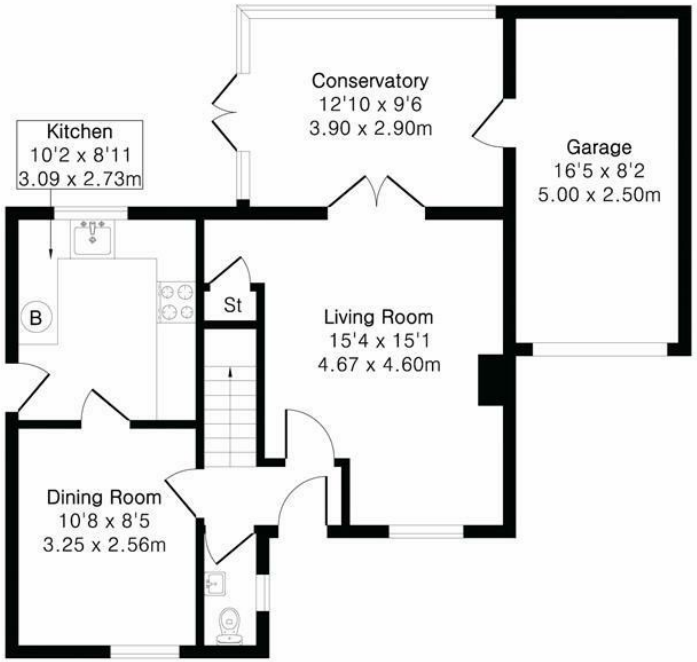


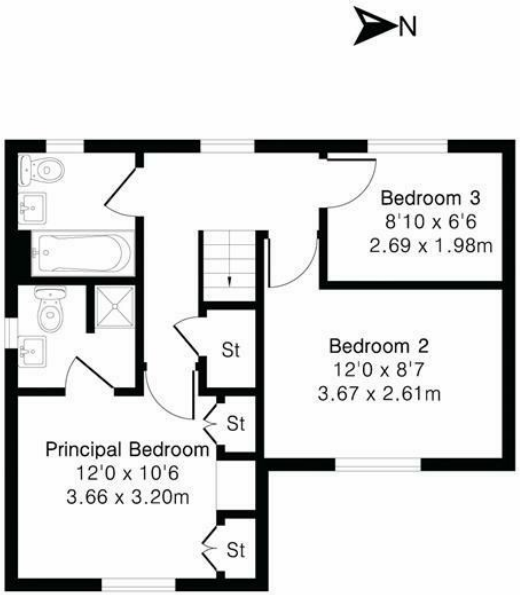
Approximate Gross Internal Area 1032 sq ft - 96 sq m (Excluding Garage)

Ground Floor Area 581 sq ft – 54 sq m

First Floor Area 451 sq ft – 42 sq m

Garage Area 135 sq ft – 13 sq m





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Tenure - Freehold

Council Tax Band - C

Local Authority - West Sufflk

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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