



Clements Lane, Haverhill, CB9 8JR

CHEFFINS

Clements Lane

Haverhill,
CB9 8JR

A charming two bedroom Victorian terrace, located in the centre of Haverhill and close to local amenities. Benefitting from a refitted modern kitchen and private rear garden. (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 2

Guide Price £230,000





LIVING ROOM

Window to front, radiator, wood burning stove, door to stairs to first floor, door to:

DINING ROOM

Radiator, under stairs storage, wood burning stove, door to porch, door to:

KITCHEN

Refitted base and eye level units, integrated dishwasher, sink with mixer tap, electric oven with four ring gas hob and extractor over, integrated fridge/freezer, window to rear, radiator.

PORCH

Window to rear, door to rear garden.

FIRST FLOOR

BEDROOM ONE

Window to rear, radiator, feature fireplace, door to:

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level wc, obscure window to rear, heated towel rail.

BEDROOM TWO

Window to front, radiator, feature fireplace, storage cupboard.

OUTSIDE

A private enclosed rear garden with two patio areas for seating, the remainder being laid lawn with mature shrubs and enclosed by

timber fencing. There is a brick outbuilding which was formally a w/c, but now used as a small utility with plumbing for washing machine and a space for tumble dryer.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

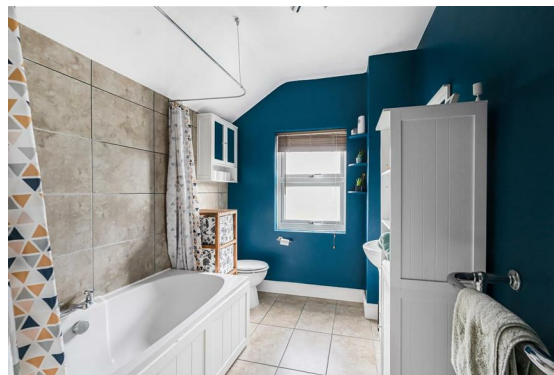
We have been made aware that there is a right of way access at the rear of the property and behind the neighbouring properties.

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		89
(81-91) B		
(69-80) C	69	
(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 £230,000

Tenure – Freehold

Council Tax Band – A

Local Authority – West Suffolk



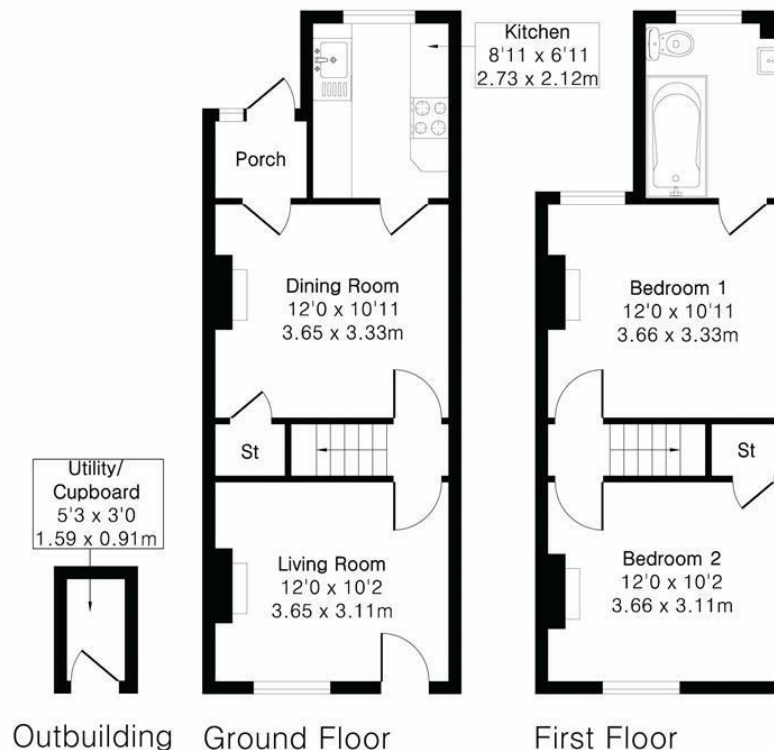
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.

**Approximate Gross Internal Area 736 sq ft - 68 sq m
(Excluding Outbuilding)**

Ground Floor Area 379 sq ft – 35 sq m

First Floor Area 357 sq ft – 33 sq m

Outbuilding Area 16 sq ft – 1 sq m



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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.



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