



**Les Ager Drive, Haverhill, CB9 0BS**

**CHEFFINS**

## Les Ager Drive

Haverhill,  
CB9 0BS

Modern spacious three double bedroom detached family home tucked away on a select development in the heart of Haverhill. The property has spacious living accommodation with Additional Study, Lounge, Kitchen/Dining room, WC, Three Double bedrooms, En-suite, Family Bathroom. (EPC Rating B)

 3  2  2

**Guide Price £335,000**





## HAVERHILL

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.

## ENTRANCE HALL

Door to front, radiator, storage cupboard, inset spotlights.

## LOUNGE

French doors opening to rear gardens, window to front, radiator.

## STUDY

Window to rear, radiator, inset spotlights.

## KITCHEN/DINING ROOM

Dual aspect room with window to front and French doors to rear. Range of matching wall and base units with worksurfaces over, Integral appliances including fridge freezer, eye level ovens, gas hob with extractor fan & dishwasher. Inset spotlights, tiled flooring, space and plumbing for washing machine.

## DOWNSTAIRS WC

Window to front, inset spotlights, radiator, suite comprising low level WC, wash hand basin.

## LANDING

Airing cupboard, window to rear.

## BEDROOM ONE

Window, radiator.

## ENSUITE

Suite comprising low level WC, wash hand basin, shower with glass screen, tiled flooring, inset spotlights, window to rear.

## BEDROOM THREE

Window to rear, radiator.

## BEDROOM TWO

Loft access, window to front, radiator.

## FAMILY BATHROOM

Suite comprising low level WC, pedestal wash hand basin, side panelled bath, tiled flooring, inset spotlights, radiator.

## OUTSIDE:

Front: Bloc Paved driveway with parking for two cars, side gated access, mature shrub borders.

Rear: Enclosed by timber fencing, private gardens which are mainly laid to lawn with patio seating area and gated side access.

## 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.



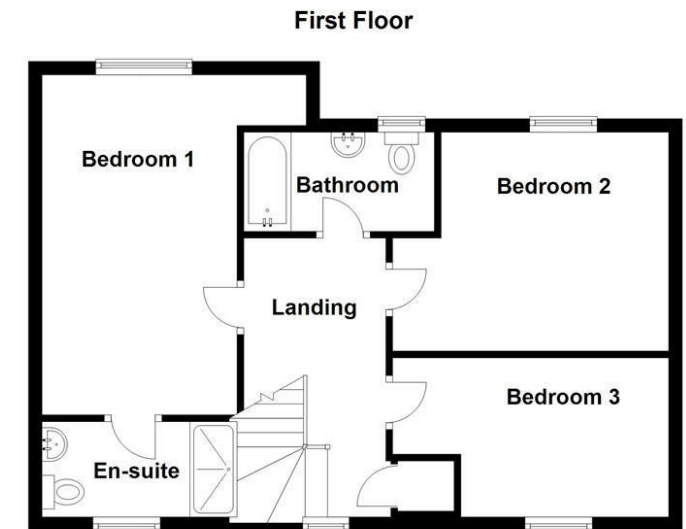
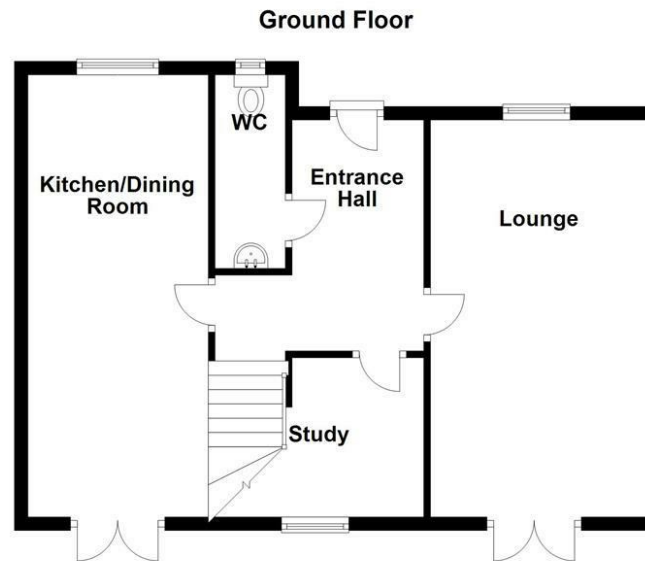
| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk Council



**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](http://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.

