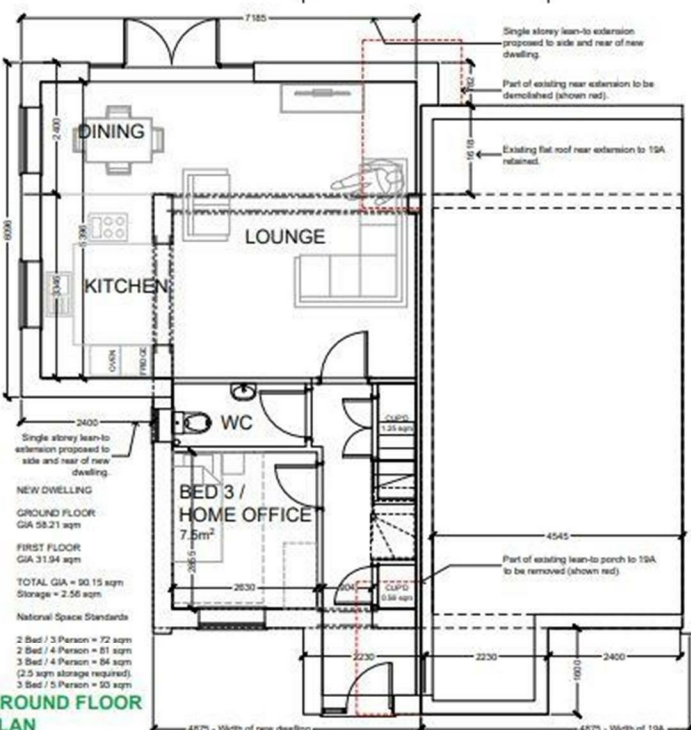
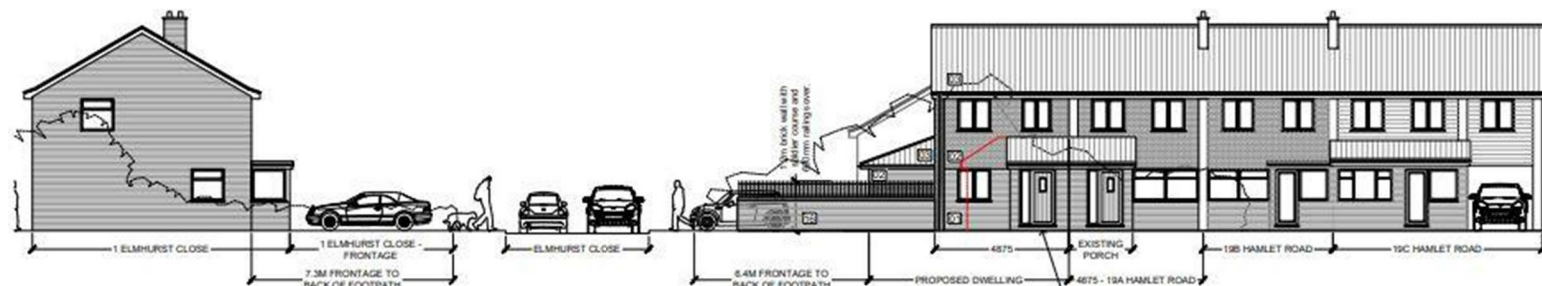


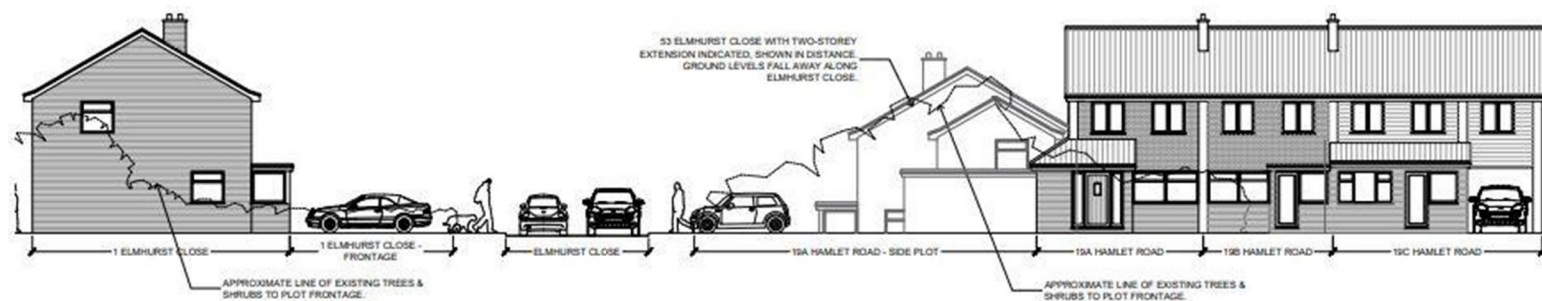
FIRST FLOOR PLAN



GROUND FLOOR PLAN



PROPOSED STREET SCENE - 1:200



EXISTING STREET SCENE - 1:200



FRONT ELEVATION (SOUTH WEST)



SIDE ELEVATION (NORTH WEST)

Hamlet Road, Haverhill, CB9 8EH

CHEFFINS

Hamlet Road

Haverhill,
CB9 8EH

- HOUSE & BUILDING PLOT
- Permission For Additional Dwelling
- Planning Ref DC/23/1203/FUL
- Excellent Investment Opportunity
- Popular Residential Cul De Sac
- Close To Local Amenities
- No Onward Chain
- Freehold
- Council Tax Band C

**** HOUSE & BUILDING PLOT **** An excellent opportunity to purchase a three bedroom end of terrace property located close to the town centre with planning permission approved for an additional two/three property (Planning Ref DC/23/1203/FUL). No Onward Chain (EPC Rating D)

3 1 1

Guide Price £325,000





LOCATION

Haverhill is a thriving and popular market town 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.

MAIN PROPERTY

LOUNGE - 13'3 x 14'8 (4.04m x 4.47m): Dual aspect windows, stairs to first floor, radiator:

DINING AREA - 9'6 x 7'10 (2.89m x 2.39m): Bay window to side, under stairs storage cupboard, radiator, door to:

L-SHAPED KITCHEN - 13'8 x 11'6 narrowing to 6'6 (4.17m x 3.51m - 1.98m): Two windows, a range of units comprising wall and base level units with worktops over, four ring gas hob with oven beneath and extractor over, one and half bowl stainless steel sink unit with mixer tap over, plumbing for appliances, radiator, door to rear garden.

GROUND FLOOR SHOWER ROOM - Window to rear, three piece suite comprising shower cubicle with electric shower, wash hand basin, low level WC, radiator.

FIRST FLOOR

LANDING

BEDROOM ONE - 8'5" x 14'5" Max: Window to front, built in wardrobes, radiator

BEDROOM TWO - 9'4 x 8'6 (2.84m x 2.59m): Window to rear, radiator

BEDROOM THREE- 10'0 x 6'0" (3.05m x 1.8m): Window to front, radiator

BATHROOM Window to rear, three piece suite white suite comprising low level WC, pedestal wash hand basin, panelled bath.

OUTSIDE To the rear of the property is a single garage with up and over door and driveway providing off road parking for one vehicle.

PLANNING PERMISSION Permission has been granted for the the erection of an additional two/three bedroom dwelling (following demolition of side extensions to 19a Hamlet). Further details can be found on West Suffolk Planning Portal quoting Ref: DC/23/1203/FUL

AGENTS NOTE

Tenure - Freehold

Council Tax Band - C

Property Type - End of Terrace

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to floor plan

Square Footage 796 sq ft

Parking - Single garage and driveway

Conservation Area - We have been advised the property is located in a Conservation Area.

Planning Permission - Permission has been granted for the the erection of an additional two/three bedroom dwelling (following demolition of side extensions to 19a Hamlet). Further details can be found on West Suffolk Planning Portal quoting Ref: DC/23/1203/FUL

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Gas central heating to radiators. We have been advised the boiler is not working and will need replacing.

Broadband - Superfast Fibre broadband to cabinet is available

Mobile Signal/Coverage - Good

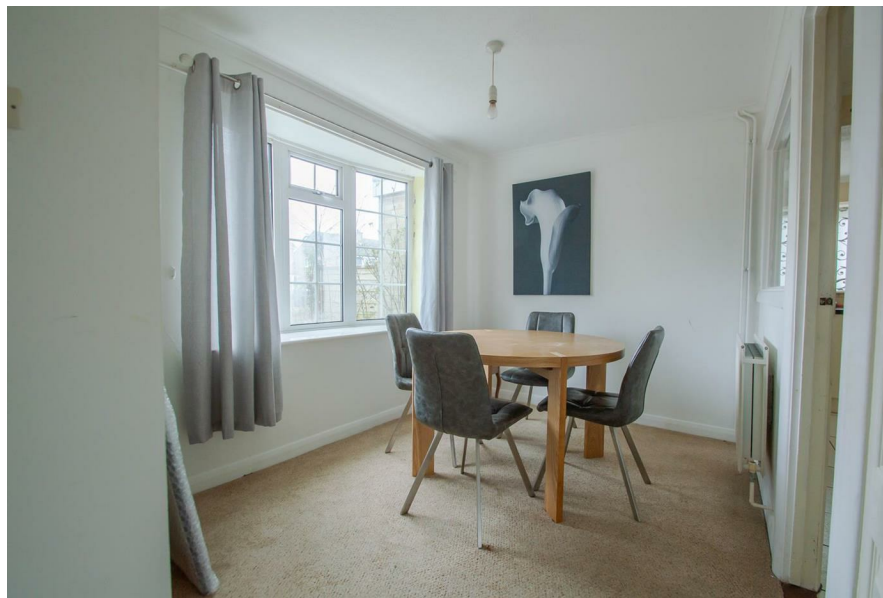
VIEWINGS By appointment through the Agents

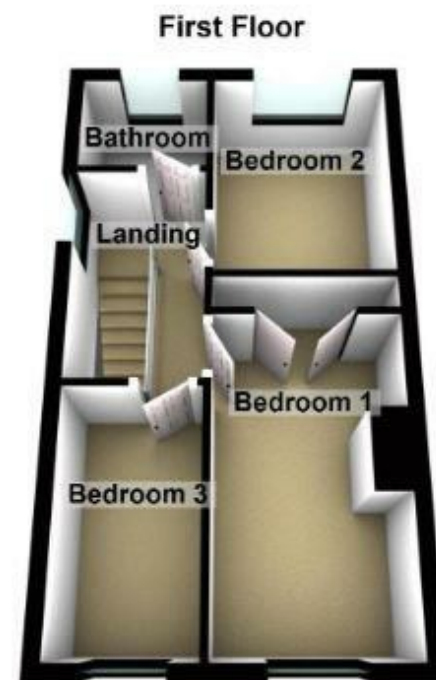
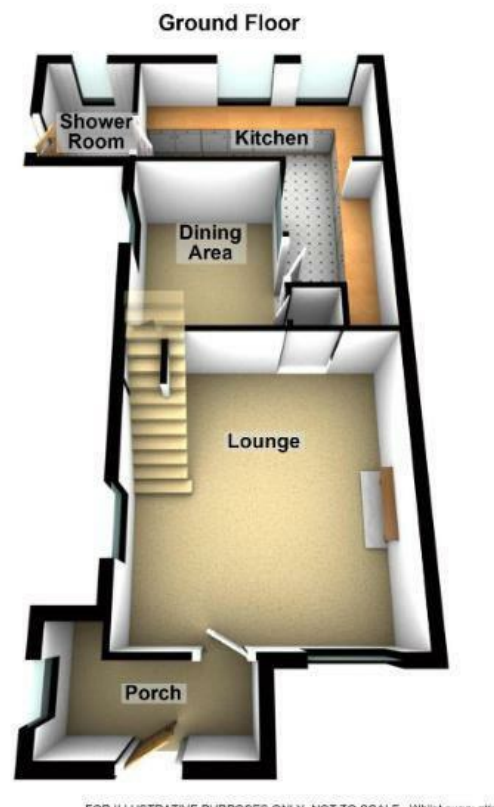
SPECIAL NOTES

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 | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 £325,000

Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk



CHEFFINS

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.