



Chaplains Close, Haverhill, CB9 0DT

CHEFFINS

Chaplains Close

Haverhill,
CB9 0DT

A spacious and extended three bedroom semi detached property conveniently located within close proximity to the town centre and local schools. The property benefits from many fine features including three double bedrooms, generous size living room/dining room, study and single garage. (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.

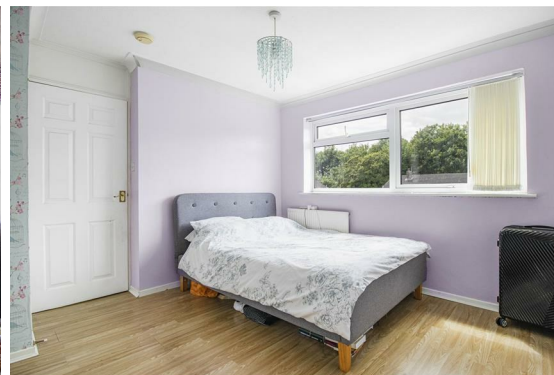
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

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, gymnasium, 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

Offers In Excess Of £300,000





GROUND FLOOR

PORCH

STUDY

Window to front, radiator.

ENTRANCE HALL

Storage cupboard, doors to:

LIVING/DINING ROOM

Large window to front, French doors to rear garden, two radiators.

KITCHEN

Fitted with matching base and eye level units with worktop over, one and half bowl stainless steel sink, eye level electric oven, electric hob with extractor over, space for fridge/freezer, plumbing for washing machine, window to rear, door to rear garden.

SHOWER ROOM

Three piece suite comprising low level wc, vanity hand wash basin, shower enclosure, heated towel rail, extractor fan.

FIRST FLOOR

LANDING

Window to side, storage cupboard.

BEDROOM ONE

Window to front, storage cupboard.

BEDROOM TWO

Window to rear, storage cupboard.

BEDROOM THREE

Window, radiator.

BATHROOM

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin, low level WC, obscure window.

GARAGE

Fitted with up and over door, parking available in front of the garage.

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) A | | 86 |
| (81-91) B | | |
| (69-80) C | 63 | |
| (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 | |

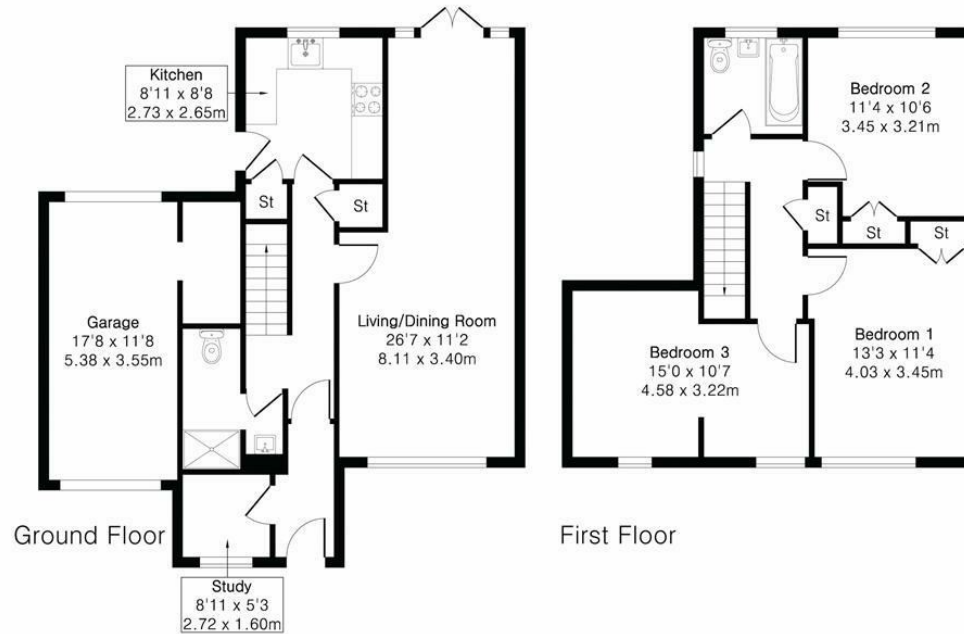
Offers In Excess Of £300,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – West Suffolk

Approximate Gross Internal Area 1091 sq ft - 101 sq m (Excluding Garage)

Ground Floor Area 548 sq ft – 51 sq m

First Floor Area 543 sq ft – 50 sq m

Garage Area 175 sq ft – 16 sq m



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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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>.

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.



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