



Victoria Road, Haverhill, CB9 9PS

CHEFFINS

Victoria Road

Haverhill,
CB9 9PS

An immaculate three bedroom semi detached family home situated on the Cambridge side of town. The property is benefitted by it's modern kitchen/diner, ensuite to master bedroom, garage and driveway. (EPC Rating TBC)

LOCATION

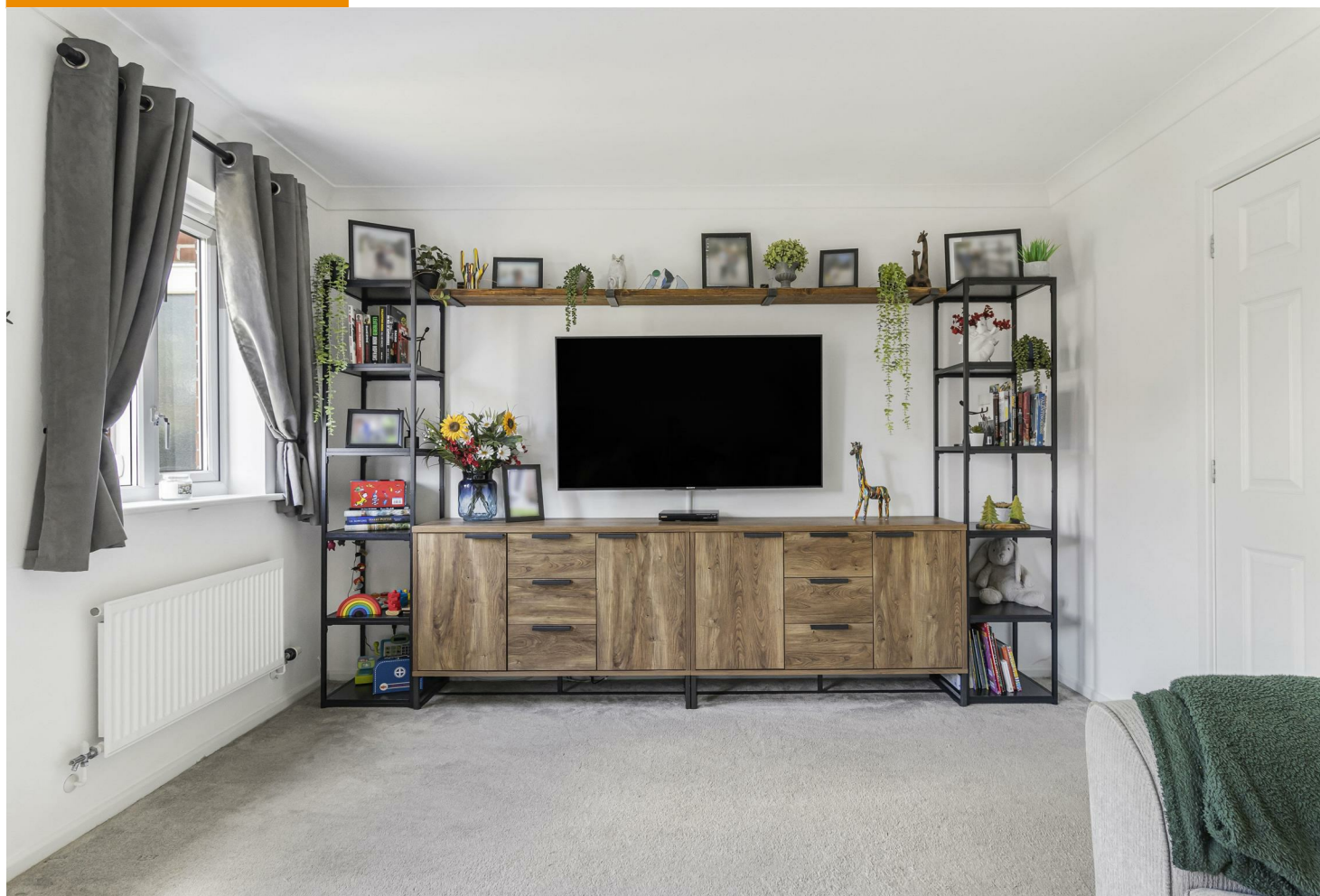
Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London 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.

3 2 1

Guide Price £310,000





GROUND FLOOR

ENTRANCE HALL

Storage cupboard, radiator, stairs doors to:

LIVING ROOM

Radiator, window to rear, French doors to rear garden.

KITCHEN/DINING ROOM

Fitted range of matching base and eye level units, ceramic butler sink with mixer tap, five ring gas hob and oven with extractor over, integrated dishwasher, space for fridge/freezer, karndean flooring, shelving in dining area, window to front, radiator.

WC

Two piece suite comprising low wc, vanity hand wash basin, obscure window, radiator, karndean flooring.

FIRST FLOOR

LANDING

Loft access, storage cupboard, doors to:

BEDROOM ONE

Two fitted wardrobes, window to rear, radiator.

ENSUITE

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

BEDROOM TWO

Window to front radiator.

BEDROOM THREE

Window to rear, radiator.

BATHROOM

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

OUTSIDE

Upon leaving the living room, you step down to a paved patio area perfect for seating. The remainder of the garden is laid to lawn, all enclosed by timber fencing with mature trees and shrubs. There is a personal access door from the garden into the garage and a side access gate to the front of the property.

GARAGE AND DRIVEWAY

Single garage with up and over door and power connected, plumbing for washing machine, driveway for 2 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.



| 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 £310,000

Tenure – Freehold

Council Tax Band – C

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.

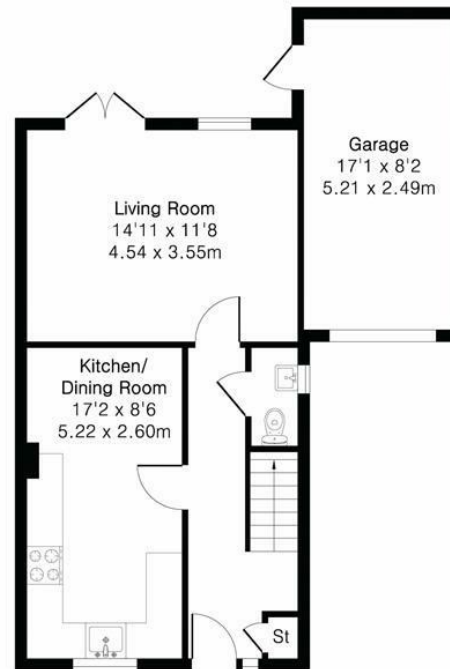
Approximate Gross Internal Area 866 sq ft - 80 sq m

(Excluding Garage)

Ground Floor Area 433 sq ft – 40 sq m

First Floor Area 433 sq ft – 40 sq m

Garage Area 140 sq ft – 13 sq m



Ground Floor



First Floor

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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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