



Spring Cottages, Haverhill, CB9 7UX

**CHEFFINS**



## Spring Cottages

Sturmer Road, Haverhill,  
CB9 7UX

- Two Bedrooms
- Original Features
- Garage & Parking
- Beautiful & Generous Gardens
- Non Estate Location
- No Onward Chain

A well presented two bedroom Victorian terrace house situated on the outskirts of the town. The property benefits from generous gardens, with garage and off road parking. Offered for sale with no onward chain. EPC Rating C.

 2  1  1

**Guide Price £225,000**





LOCATION



## LOUNGE

11'8" x 10'11"

Door to front, window to front, radiator, exposed timbers open plan to Dining room.

## DINING ROOM

9'1" x 11'6"

Stairs to landing, radiator, door to Kitchen

## KITCHEN

9'6" x 7'10"

Range of matching wall and base units with work surfaces over, one and half bowl sink unit with mixer taps over, space and plumbing for appliances, electric oven with extractor hood, tiled flooring, window to rear, radiator, door to rear.

## BEDROOM ONE

11'8" x 10'7"

Window to front, radiator.

## BEDROOM TWO

9'6" x 7'1"

Window to rear, radiator.

## FAMILY BATHROOM

Fitted suite comprising low level WC, panelled bath with shower over and glass screen, pedestal wash hand basin, extractor fan, heated towel rail.

## OUTSIDE

Rear: Generous gardens which are mainly laid to lawn with mature shrub and flower bed borders the gardens are in excess of 100 ft and widen out to the bottom of the plot with a garden shed and timber built workshop or store room There is rear gated access and a right of way across the garden predominantly used for wheelie bin access.

## GARAGE

Garage: Situated at the end of the terrace down a private track, the garage has up and over style door with parking in front.

## AGENTS NOTES

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 advised that the property has a septic tank, this has been updated by the current owners.

VIEWINGS By appointment through the Agents.

## SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically

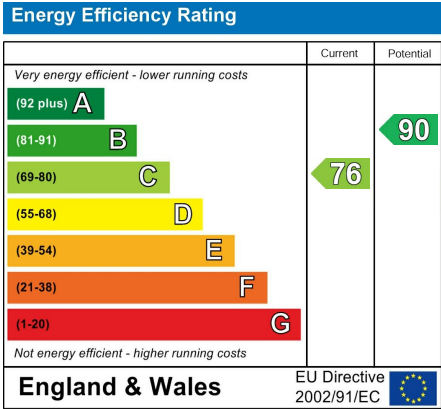
mentioned in these particulars.

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.







Guide Price £225,000  
Tenure – Freehold  
Council Tax Band – A  
Local Authority – West Suffolk





GROUND FLOOR  
APPROX. FLOOR  
AREA 30.2 SQ.M.  
(325 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 30.2 SQ.M.  
(325 SQ.FT.)

TOTAL APPROX. FLOOR AREA 60.5 SQ.M. (651 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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](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.

