



Mill Road, Haverhill, CB9 8BD

CHEFFINS

Mill Road

Haverhill,
CB9 8BD

A charming period property conveniently located within close proximity to the town centre and its amenities. The property enjoys a wealth of period features, private rear garden and offered for sale with no onward chain. Ideal for first time buyers or investors. (EPC Rating D)

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.

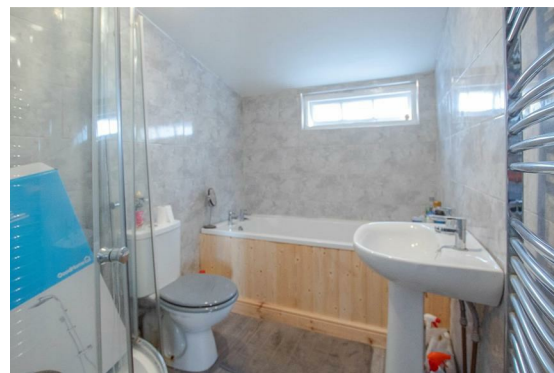
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

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.

2 1 1

Guide Price £170,000





GROUND FLOOR

SITTING ROOM

max. Window to front, radiator, open plan to:

KITCHEN/BREAKFAST ROOM

max. Fitted with a base and eye level cupboards, space for tumble drier, window to rear, radiator, stairs, open plan to Bathroom, open plan to:

UTILITY AREA

Fitted with a matching range of base units, stainless steel sink with mixer tap, plumbing for washing machine, space for cooker, window to rear, door to garden.

BATHROOM

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure and low-level WC, heated towel rail, window to side.

FIRST FLOOR

BEDROOM 1

Window to front, radiator.

BEDROOM 2

max. Window to front, radiator, door to Boiler cupboard

OUTSIDE

The property has a low maintenance rear garden which is predominantly laid to timber decking and enclosed by timber fencing, with side access gate. We have been made aware by the vendor that there is a right of

way access over the neighbouring properties garden,

AGENTS NOTE

Tenure - Flying Freehold
Council Tax Band - A

VIEWINGS

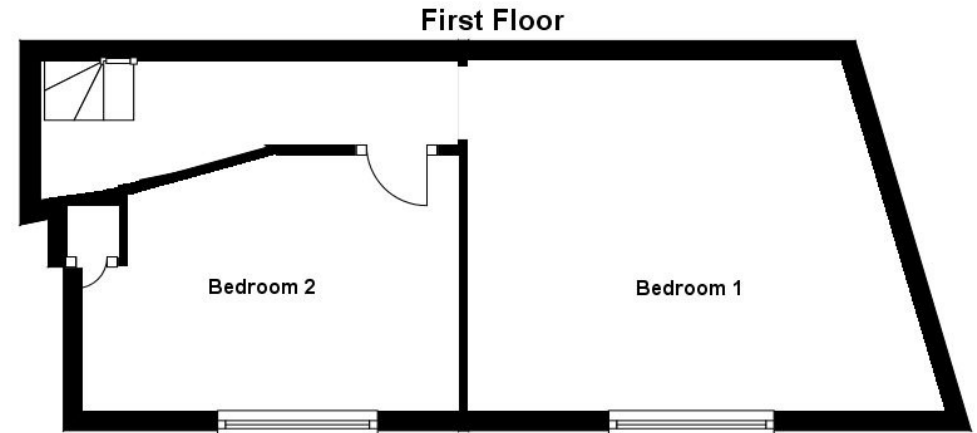
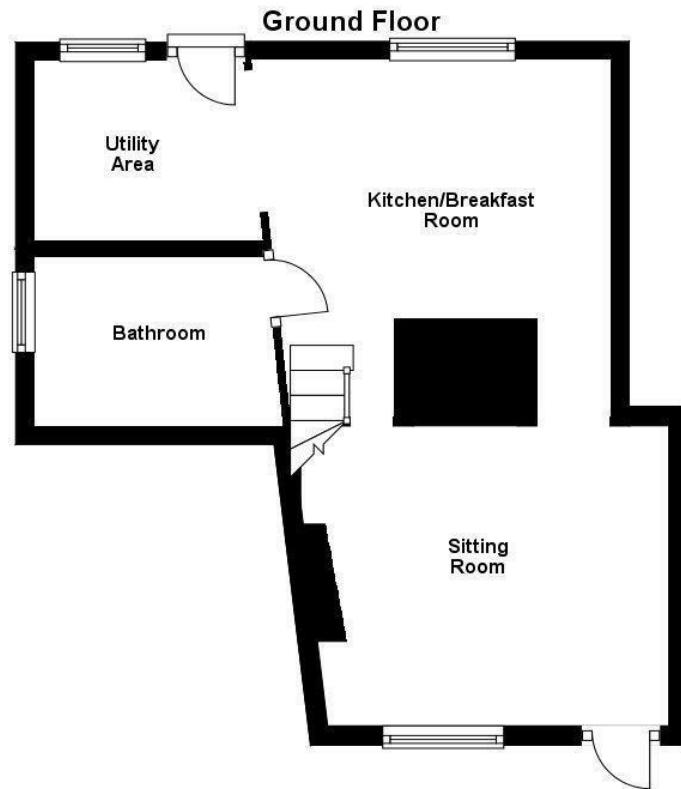
By appointment through the Agents.

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. Approximate measurements have been taken from the maximum points in each room due to the nature of the shapes of rooms present.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £170,000

Tenure – Flying Freehold

Council Tax Band – A

Local Authority – West Suffolk Council

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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