



Waters Edge, Haverhill, CB9 9JZ

CHEFFINS

Waters Edge

Haverhill,
CB9 9JZ

A rarely available maisonette situated on a modern development that is within walking distance to the town centre and its amenities. The property would make an ideal investment / first time purchase and also benefits from two bedrooms, a spacious lounge/diner and allocated parking for one vehicle. Offered for sale with no onward chain (EPC Rating C)

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. Currently 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, gymnasia, churches of various denominations and much more.

2 1 1

Guide Price £165,000





GROUND FLOOR

ENTRANCE HALL

Stairs, door to:

BEDROOM 1

3.64m x 3.56m (11'11" x 11'8") Bay window to rear, electric storage heater, door to Storage cupboard.

BEDROOM 2

3.47m x 2.36m (11'5" x 7'9") Window to rear, electric storage heater.

BATHROOM

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, extractor fan.

FIRST FLOOR

LANDING

Door to Airing cupboard

SITTING ROOM

4.38m x 4.34m (14'5" x 14'3") Window to rear, electric storage heater, door providing access to first floor landing.

KITCHEN

2.84m x 1.80m (9'4" x 5'11") Fitted with a matching range of base and eye level units with worktop space over, one and half bowl stainless steel sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven, four ring electric hob with extractor hood over, bay

window to rear

ALLOCATED PARKING

There is one allocated parking space for the property.

GROUND RENT & SERVICE CHARGE

We have been made aware that the current ground rent is £125 per year and the service charge is £848.

We have been advised that the buildings insurance was £323.23 pa

LEASE

We have been made aware that 107 years remain on the lease. The lease is 125 years from 1st January 2007

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.

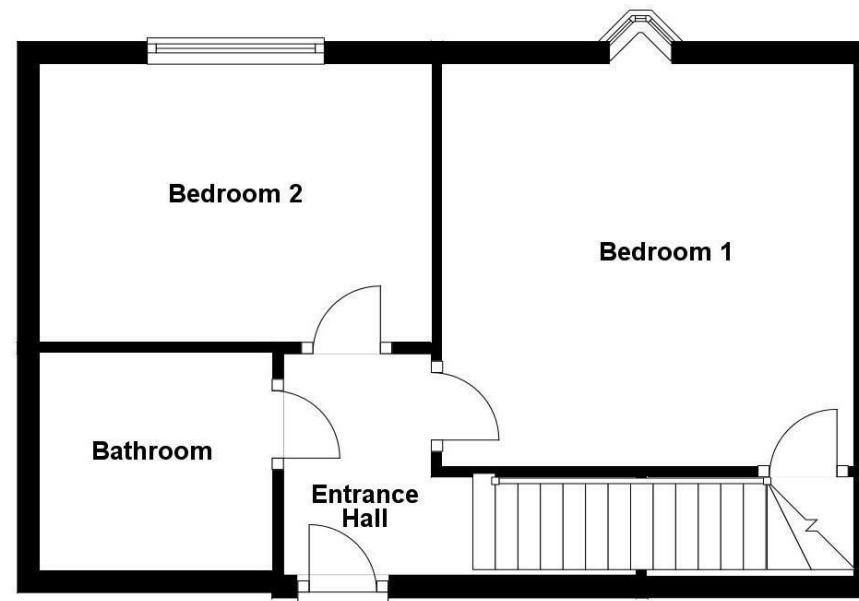
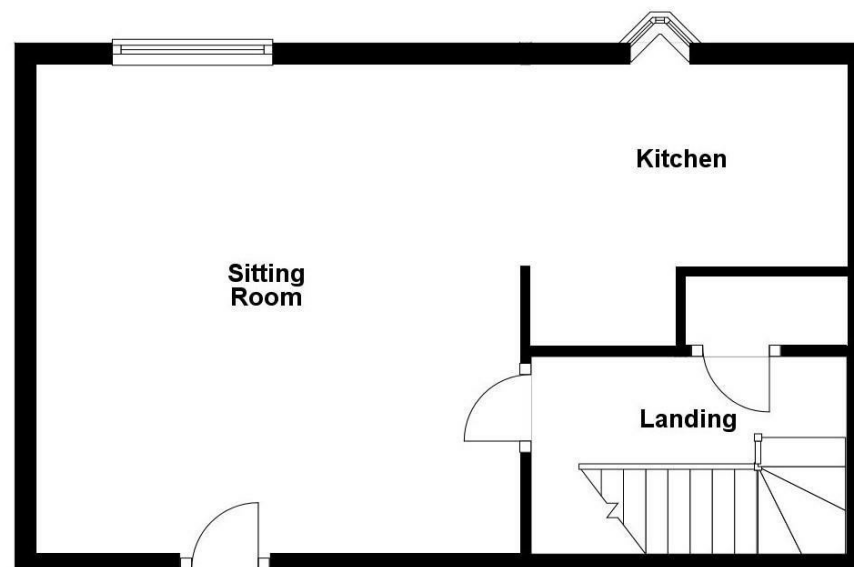
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive	
	2002/91/EC	

Guide Price £165,000

Tenure - Leasehold

Council Tax Band - B

Local Authority - West Suffolk Council



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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.

