



Orbell Avenue, Haverhill, CB9 7JY

CHEFFINS

Orbell Avenue

Little Wratting, Haverhill,
CB9 7JY

3 2 1

Guide Price £275,000

- Modern Development
- Three Bedrooms
- WC
- Kitchen / Diner
- Sitting Room
- Master Bedroom With En-Suite
- Driveway
- Freehold

A recently constructed three bedroom property benefiting from many fine features including kitchen/diner, master bedroom with en-suite and driveway providing parking for two vehicles. (EPC Rating B)





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, gymnasia, 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.

WC

Fitted with two piece suite comprising low level WC, wash hand basin

SITTING ROOM

Window, radiator, door to

KITCHEN / DINER

Fitted with matching range of base and eye level units, plumbing for washing machine, electric oven, gas hob with extractor over.

BEDROOM ONE

Window, radiator, door to en-suite.

EN-SUITE SHOWER ROOM

Fitted with a three piece suite comprising shower enclosure, pedestal wash hand basin, low level WC

BEDROOM TWO

Window, radiator

BEDROOM THREE

Window, radiator

BATHROOM

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

AGENTS NOTE

AGENTS NOTE – For more information on this property, please refer to the

Material Information brochure that can be found on our website.

SERVICE CHARGE

We have been advised that there is a service charge payable for the upkeep of the development. We have been advised this is in the region of £114 – £120 pa

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.



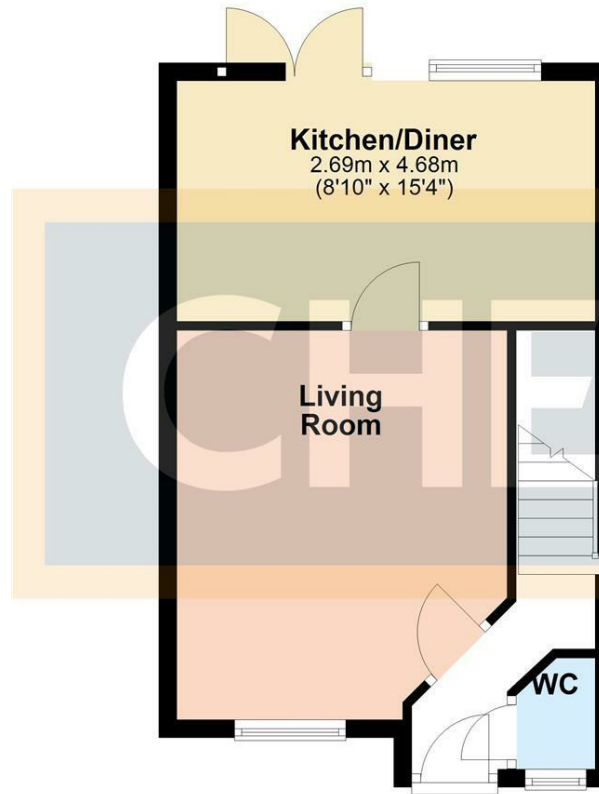


| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 96 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Guide Price £275,000
 Tenure - Freehold
 Council Tax Band -
 Local Authority -

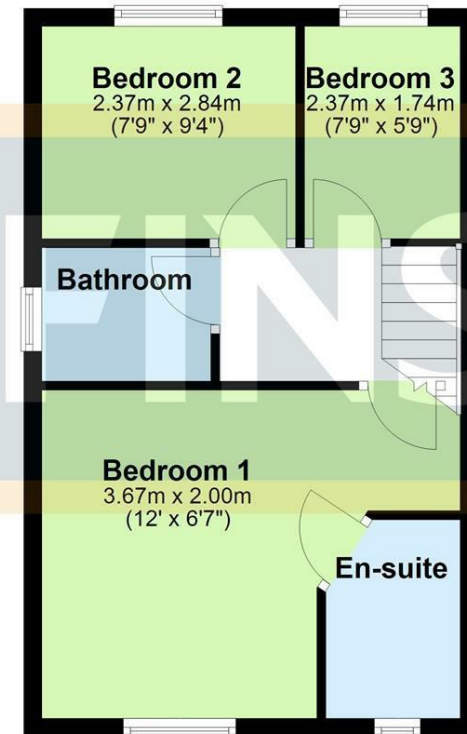
Ground Floor

Approx. 34.5 sq. metres (371.5 sq. feet)



First Floor

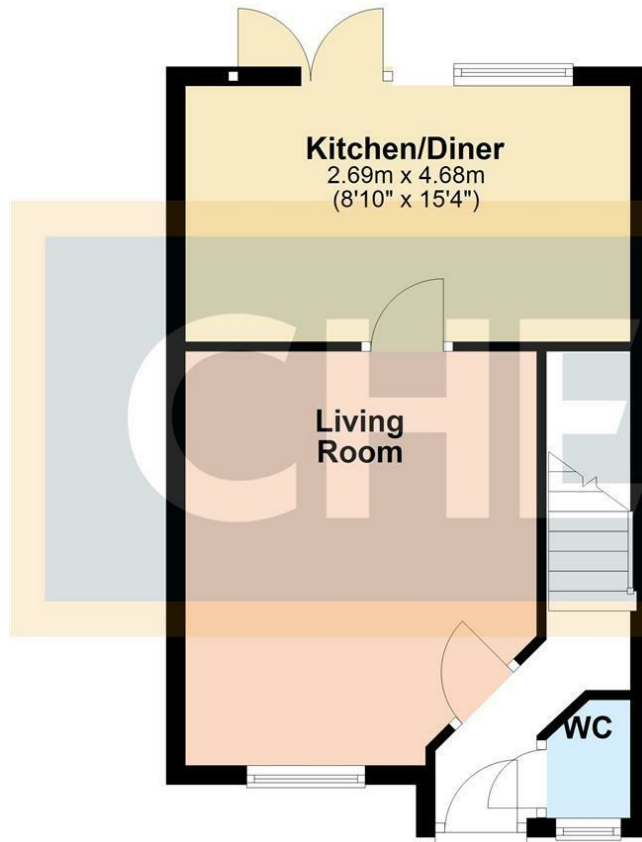
Approx. 36.2 sq. metres (389.1 sq. feet)



Total area: approx. 70.7 sq. metres (760.7 sq. feet)

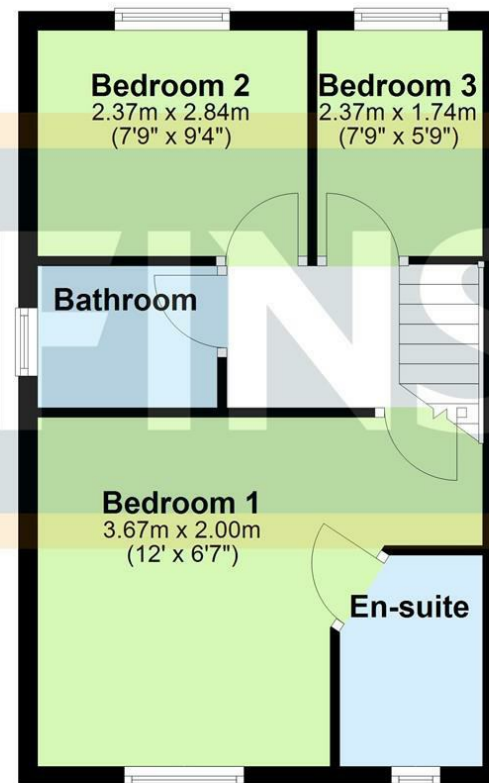
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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

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.

