



Colne Valley Road, Haverhill, CB9 8DT

**CHEFFINS**



# Colne Valley Road

Haverhill,  
CB9 8DT

An immaculate, two bedroom semi-detached property, within walking distance to the town centre and local amenities. Offering two allocated parking spaces, a modern fitted kitchen and bathroom suite and generous rear garden. Perfect for first time buyers or investment. (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.

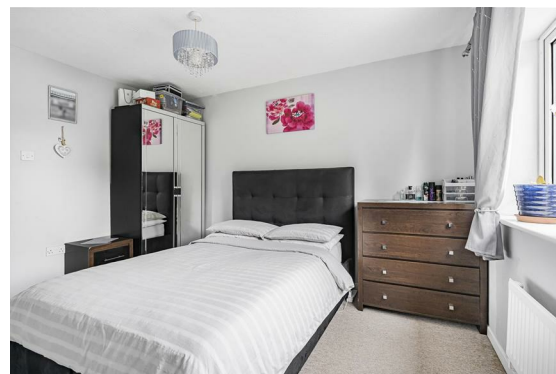
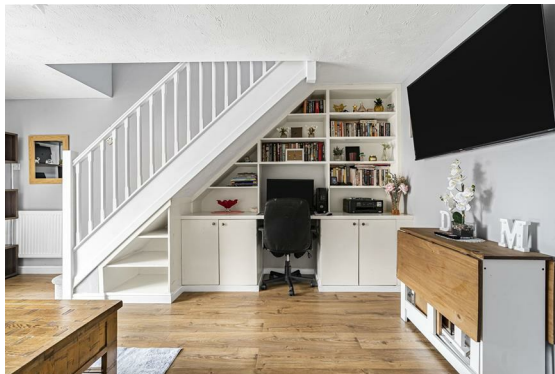
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

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, 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.

2 1 1

Guide Price £240,000





## GROUND FLOOR

### ENTRANCE HALL

Radiator, open to kitchen, door to living room.

### KITCHEN

Fitted with base and eye level units, stainless steel sink with mixer tap, electric hob with extractor over, double eye level oven, plumbing for washing machine, space for fridge/freezer, window to front.

### LIVING/DINING ROOM

Two radiators, built in under stairs storage/shelving, sliding doors to rear garden, stairs to first floor.

## FIRST FLOOR

### LANDING

Storage cupboard, doors to:

### BEDROOM ONE

Built in cupboard, radiator, window to rear.

### BEDROOM TWO

Storage cupboard, radiator, window to front.

### SHOWER ROOM

Three piece shower suite comprising shower enclosure, low level wc, vanity hand wash basin, heated towel rail, obscure window.

## OUTSIDE

Upon leaving the property through the living area is a covered decking area for seating. To the side of the decking is a side access

door which leads to the front of the property. There is a built in storage cupboard to the side, with power connected. The decking steps down to the remainder of the garden which is laid lawn. All enclosed by timber fencing.

## PARKING

Two allocated parking spaces to the front of the property.

## 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 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		
(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 £240,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk

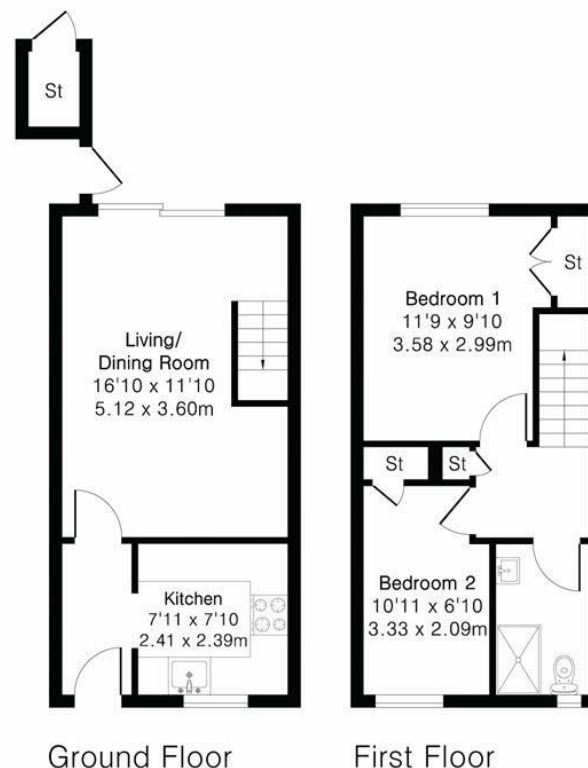


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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 602 sq ft - 55 sq m**

Ground Floor Area 306 sq ft – 28 sq m

First Floor Area 296 sq ft – 27 sq m



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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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