

Bellings Road, Haverhill, CB9 7RB

CHEFFINS

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Haverhill,
CB9 7RB

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Guide Price £237,500

An exceptionally well presented two bedroom property situated on the well regarded Meadowlands development. The property benefits from a ground floor WC, spacious lounge / diner, beautiful rear garden and allocated parking. (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.

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.








GROUND FLOOR

ENTRANCE HALL
Radiator, stairs, access to Kitchen, door to:

WC
Obscure window, fitted with two piece suite comprising wash hand basin and low-level wc, radiator.

KITCHEN
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, water softener, electric oven, four ring gas hob with extractor hood over, window to front, radiator.

LOUNGE/DINER
Window to rear, two radiators, stable door to garden, door to Storage cupboard.

FIRST FLOOR

LANDING
Radiator, door to Airing cupboard, door to:

BEDROOM ONE
Window to rear, radiator.

BEDROOM TWO
Window to front, radiator, door to wardrobe, access to loft (with loft ladder).

SHOWER ROOM
Fitted with three piece suite comprising double shower enclosure, vanity wash hand basin, low-level WC and heated towel rail, extractor fan.

OUTSIDE
The property has a beautiful rear garden with a generous paved patio area providing a lovely area for seating and entertaining. The remainder of the garden is laid to lawn with raised flower beds, the garden is enclosed by timber fencing with a rear access gate. There are also outside power points.

ALLOCATED PARKING
The property has parking for one vehicle, this is located at the end of the terrace.

AGENTS NOTE
We have been made aware by the vendor that there is a fee payable for the upkeep of the development, this fee is £140.52 p.a

VIEWINGS
By appointment through the Agents.

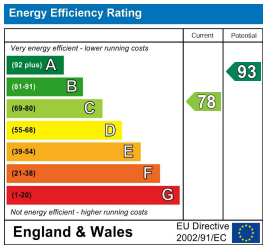
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

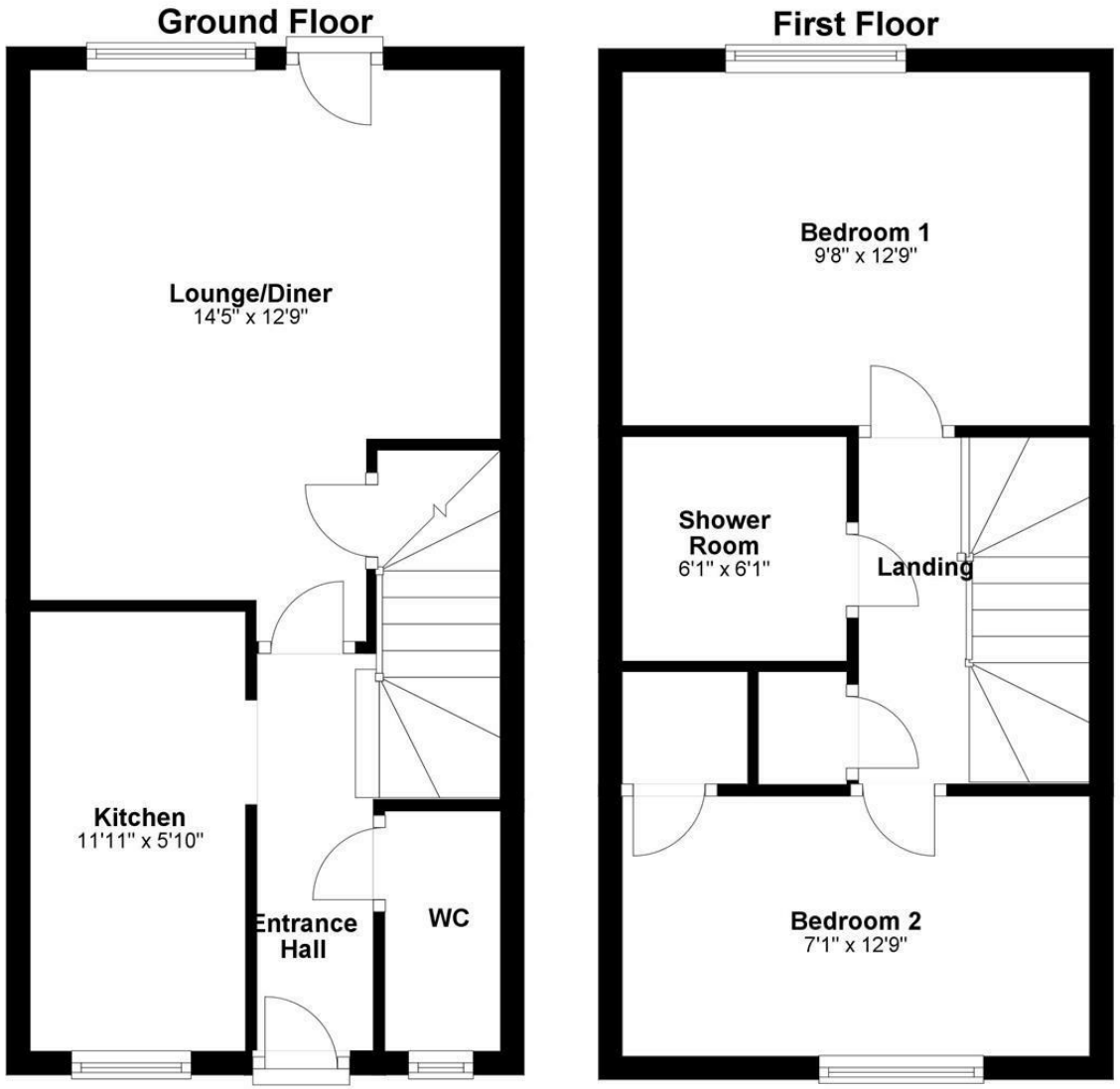
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.









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Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

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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