

Aspen Close, Haverhill, CB9 9EL

CHEFFINS

CHEFFINS

Aspen Close

Haverhill,
CB9 9EL

3 1 2

Guide Price £335,000



- Detached Property
- Garage & Driveway
- Re Fitted Family Bathroom
- Cambridge Side Of Town
- Three Bedrooms
- Gas Central Heating
- Downstairs WC
- Open Plan Kitchen/Dining Room

Detached modern three bedroom property situated in the quiet cul de sac location. Benefitting from an good sized accommodation, private rear gardens, garage and extended driveway. (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.

ENTRANCE HALL
Features a double-glazed door to the front, an upgraded RCD unit, Karndean flooring, stairs leading to the first-floor landing, a radiator, and an under-stairs storage cupboard.

WC
A low-level WC, vanity wash hand basin, double glazed window to the side, radiator, and tiled flooring.

KITCHEN/DINING ROOM
An open-plan room with a double-glazed window to the front and a double-glazed door to the side. The kitchen is fitted with a range of matching wall and base units, work surfaces, a one-and-a-half bowl stainless steel sink with mixer taps, space for oven with extractor hood, a built-in fridge freezer, and further integrated appliances including a dishwasher and washing machine. Features tiled splashbacks, laminate flooring, a radiator, and matching flooring through to the dining area.

LIVING ROOM
Features a double-glazed window to the rear and French doors opening onto the rear garden. Includes a feature fireplace with a gas fire, marble surround, and wooden surround.

FIRST FLOOR

LANDING
Provides loft access, a double-glazed window to the side, and an airing cupboard.

FAMILY BATHROOM
A re-fitted bathroom comprising a side-panel bath, low-level WC, vanity wash hand basin, double glazed window to the front, tiled walls, and laminate flooring.

BEDROOM ONE
Double glazed window to the front and radiator.

BEDROOM TWO
Double glazed window to the rear and radiator.

BEDROOM THREE
Double glazed window to the rear and radiator.

OUTSDIE
REAR: A fully enclosed garden bounded by timber fencing with gated rear access. Laid mainly to lawn with a patio seating area, hedgerow borders, and a rear pedestrian door leading into the garage.

FRONT: Enclosed by hedgerow borders, laid to lawn, with a pathway providing access to the front of the property and side pedestrian access through to the rear garden.

GARAGE AND PARKING
The garage features an up-and-over door, power and light connected, and a pedestrian door to the rear garden. To the front, there is an extended driveway providing parking for two cars, plus an additional parking space to the side.

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.

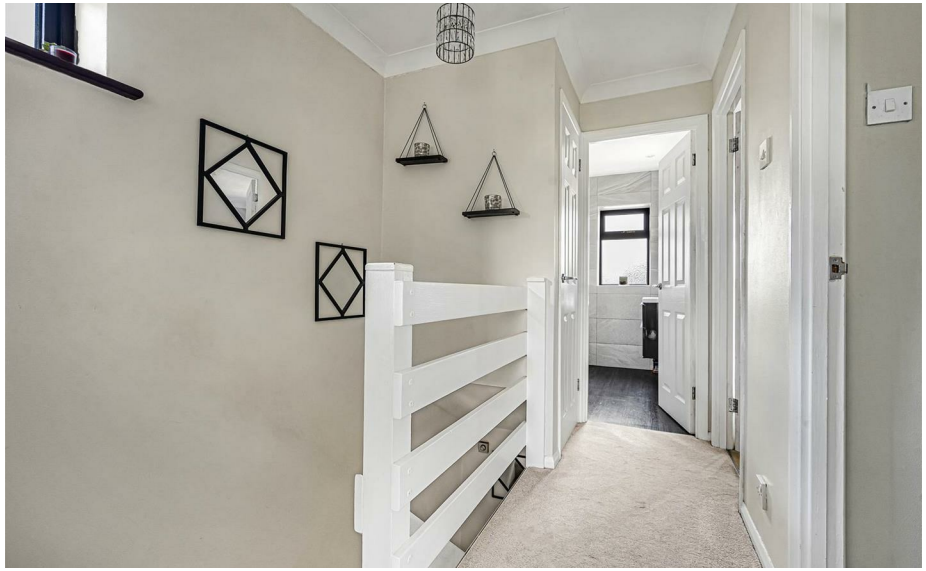
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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













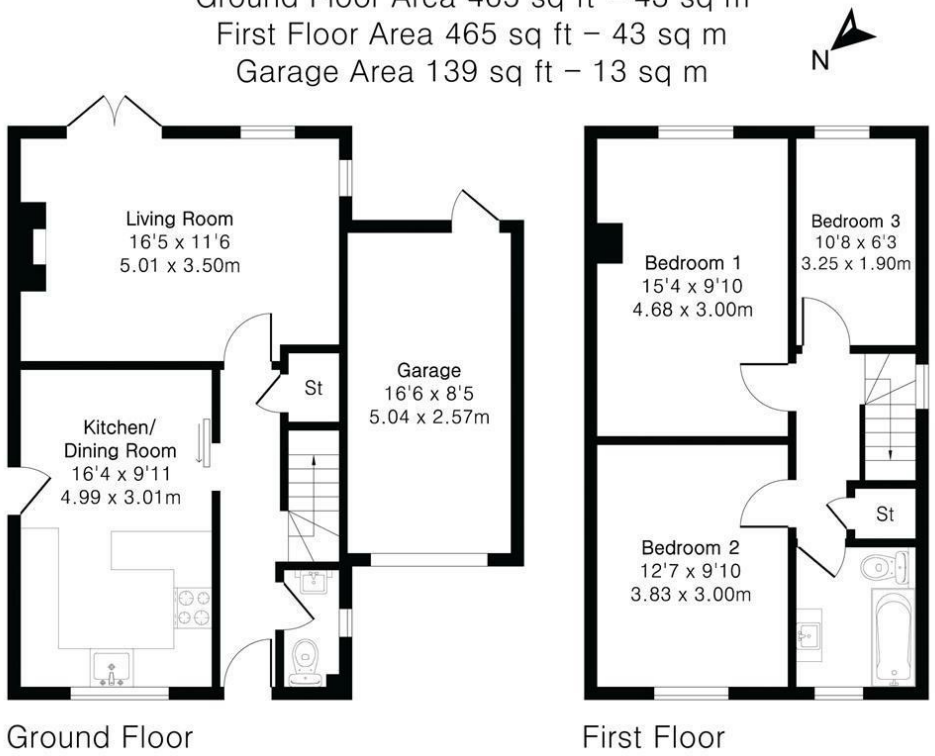




Guide Price £335,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk

CHEFFINS

Approximate Gross Internal Area 930 sq ft - 86 sq m
(Excluding Garage)
Ground Floor Area 465 sq ft – 43 sq m
First Floor Area 465 sq ft – 43 sq m
Garage Area 139 sq ft – 13 sq m



Ground Floor First Floor

PINKPLAN

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.

CHEFFINS

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.

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.

CHEFFINS