



Horsham Close, Haverhill, CB9 7HN

CHEFFINS

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Haverhill,
CB9 7HN

Offered for sale with no onward chain! An end terrace, two bedroom property located on the Cambridge side of town. Benefitting from a generous rear garden, single garage and driveway. Ideal for first time buyers or investment purchase. (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 provide 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, gymnasias, churches of various denominations and much more.

2 1 1

Guide Price £239,950





GROUND FLOOR

ENCLOSED PORCH

Radiator. Door to:

LIVING/DINING ROOM

Box window to front, two radiators, stairs, sliding door to patio, open plan to

KITCHEN

Fitted with a matching range of base and eye level units with worktop space over, plumbing for washing machine, electric oven, gas hob with extractor hood over, window to rear, radiator.

FIRST FLOOR

LANDING

Door to Airing cupboard, door to Boiler cupboard, door to

BEDROOM ONE

Two windows to front, radiator, double door to wardrobe, double door to wardrobe.

BEDROOM TWO

Window to rear, radiator

BATHROOM

Fitted with three piece suite comprising panelled bath with power shower over, pedestal wash hand basin and low-level WC, obscure window to rear, radiator.

OUTSIDE

Generous rear garden, with a paved patio area for seating. The remainder of the garden

is laid to lawn, enclosed by timber fencing with a side access gate to the front of the property.

GARAGE AND PARKING

Single garage with up and over door, parking for one vehicle in front.

AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

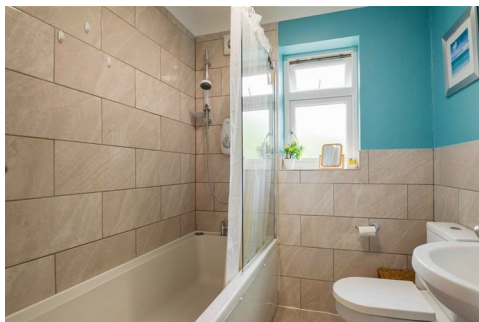
VIEWINGS By appointment through the Agents.

SPECIAL NOTES

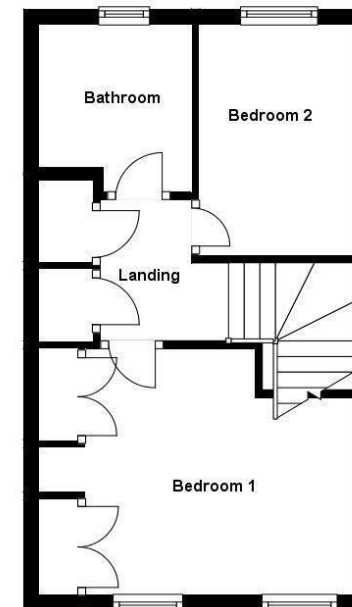
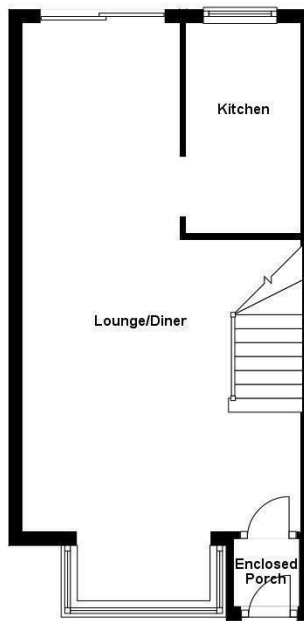
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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 £239,950

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>.

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.

