

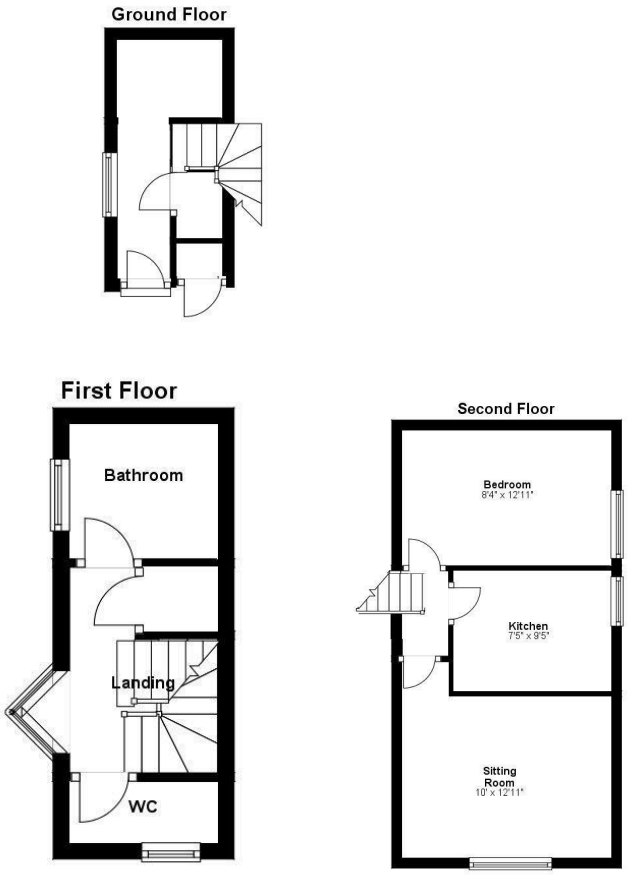
Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

35a Connaught Road, Haverhill, CB9 8HY

** NO ONWARD CHAIN ** A one bedroom maisonette property, benefiting from a kitchen, bathroom and sitting room. The property is being offered for sale with no onward chain (EPC Rating)

- NO ONWARD CHAIN
- One Bedroom
- Sitting Room
- Fitted Kitchen
- Bathroom
- Ideal First time / Investment Property
- Leasehold

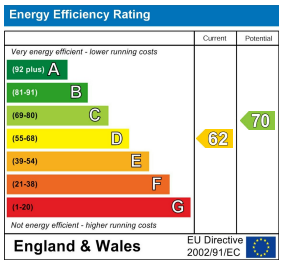
Guide Price £99,995

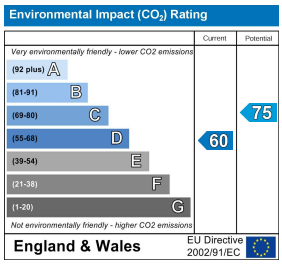


Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings





Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
   If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

ACCOMMODATION with approximate room sizes

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
Door to storage cupboard, stairs to first floor.

First Floor

Landing
Bay window, stairs to second floor, door to Storage cupboard.

Bathroom
Fitted with two piece suite comprising panelled bath with shower over and pedestal wash hand basin, obscure window, radiator.

WC
Obscure window, fitted with low-level wc.

Second Floor

Bedroom
12'11" x 8'3" (3.94 x 2.54)
Window to side, radiator.

Kitchen
9'5" x 7'5" (2.87 x 2.26)
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 and cooker, window to side.

Sitting Room
12'11" x 10'0" (3.94 x 3.05)
Window to front, radiator.

Service Charges
We have been advised the ground rent is £10 p.a.

We have been made aware the current service and maintenance charge is £600 p.a, this includes buildings insurance.

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

Tenure - Leasehold
Council Tax Band - A

Lease
We have been advised that there are 102 years remaining on the current lease.

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.

Viewings
By appointment through the Agents.