



Crowland Road, Haverhill, CB9 9LE

**CHEFFINS**

## Crowland Road

Haverhill,  
CB9 9LE

A stylish two bedroom, Victorian terrace, situated in the centre of Haverhill. Benefiting from a three piece modern bathroom suite, utility room and low maintenance rear garden. (EPC Rating C)

### 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.

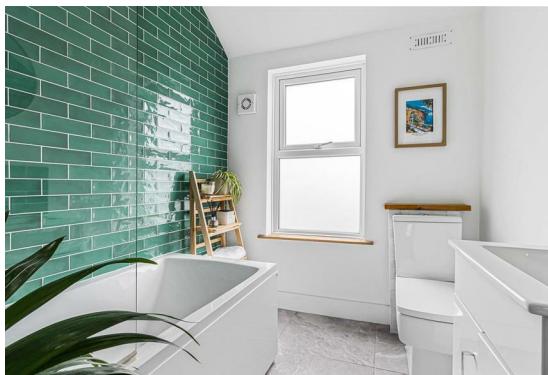
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town provides it with growing residential, commercial and leisure facilities.

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, gymnasias, 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 £200,000





## GROUND FLOOR

### ENTRANCE HALL

Stairs to first floor, open to:

### LIVING ROOM

Window to front, wooden floor, radiator, built in storage, open to:

### KITCHEN/DINING ROOM

Fitted with base level cupboards, four ring gas hob with extractor over, eye level double oven, understairs storage cupboard, window to rear, radiator, open to:

### UTILITY

Plumbing for washing machine, space for fridge/freezer, ceramic sink with mixer tap over, window to rear, door to garden.

## FIRST FLOOR

### LANDING

Loft access, doors to:

### BEDROOM ONE

Window to front, radiator, storage cupboards.

### BEDROOM TWO

Window to rear, radiator, storage cupboard.

### BATHROOM

Three piece suite comprising panelled bath with shower over, vanity hand wash basin, low level wc, extractor fan, heated towel rail, obscure window.

## GARDEN

The rear garden is low maintenance, with a decked area for seating and paved pathway leading to the rear access gate. Timber shed to rear.

## AGENTS NOTE

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

The vendor has confirmed a new Combination Gas Boiler will be fitted in February 2026.

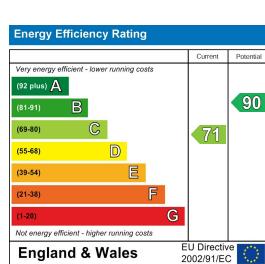
### Special Notes:

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.



Guide Price £200,000

Tenure - Freehold

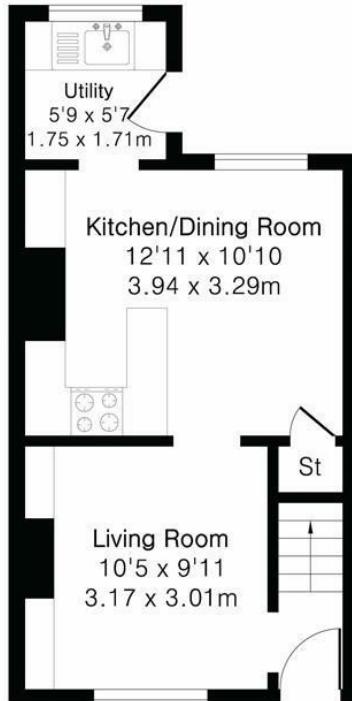
Council Tax Band - A

Local Authority - West Suffolk

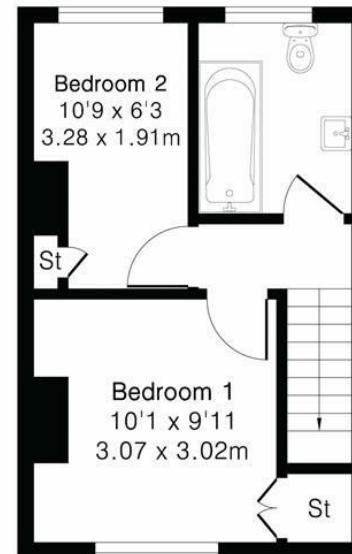
## Approximate Gross Internal Area 580 sq ft - 54 sq m

Ground Floor Area 307 sq ft - 29 sq m

First Floor Area 273 sq ft - 25 sq m



Ground Floor



First Floor



PINK PLAN

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](http://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