



Orbell Avenue, Haverhill, CB9 7JY

CHEFFINS

Orbell Avenue

Little Wratting, Haverhill,
CB9 7JY

An immaculately presented three bedroom town house occupying a secluded position on the outskirts of this popular residential development. The property benefits from a kitchen/diner, sitting room, generous master bedroom with ensuite and a driveway for two vehicles. (EPC Rating B)

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.

3 2 1

Guide Price £285,000





GROUND FLOOR

ENTRANCE HALL

Radiator, door to:

LIVING ROOM

Window to front, radiator, downstairs storage cupboard, door to:

INNER HALL

Stairs to first floor, door to kitchen/diner, door to:

WC

Two piece suite comprising low level wc, pedestal hand wash basin, extractor fan.

KITCHEN/DINING ROOM

Fitted with matching base and eye level units with worktop over, one and half bowl stainless steel sink, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, water softener, window to rear, French doors to rear garden, radiator.

FIRST FLOOR

LANDING

Stairs to second floor, doors to:

BEDROOM TWO

Window to front, radiator.

BEDROOM THREE

Window to rear, radiator.

BATHROOM

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

SECOND FLOOR

LANDING

Storage cupboard, door to:

BEDROOM ONE

Window to front, radiator, fitted storage cupboards, door to:

ENSUITE

Three piece suite comprising shower enclosure, pedestal hand wash basin, low level wc, velux window, heated towel rail.

OUTSIDE

A generous rear garden with immediate paved patio area for seating with a pergola covering. A pathway leads to the rear with a further patio area and garden shed. The remainder of the garden is laid lawn, enclosed by timber fencing with a side access gate to the front of the property.

DRIVEWAY

Driveway for two vehicles, with an electric vehicle charger.

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		
(81-91) B		
(69-80) C		
(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 £285,000

Tenure – Freehold

Council Tax Band – C

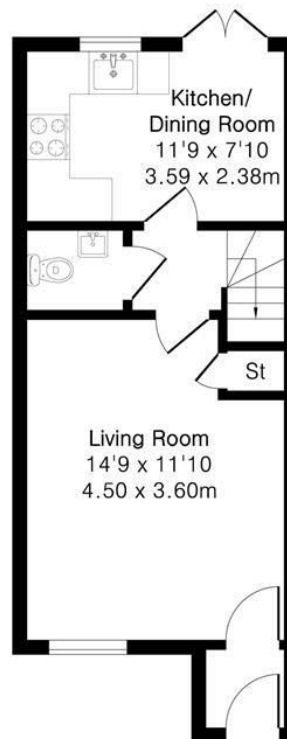
Local Authority – West Suffolk

Approximate Gross Internal Area 898 sq ft - 83 sq m

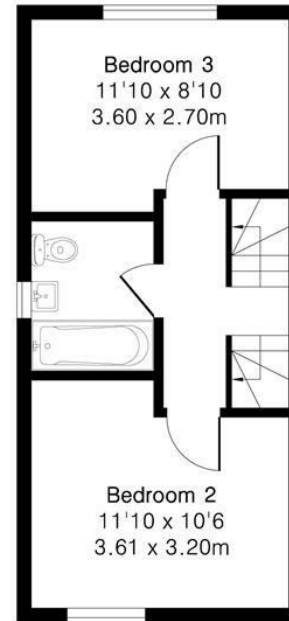
Ground Floor Area 336 sq ft – 31 sq m

First Floor Area 321 sq ft – 30 sq m

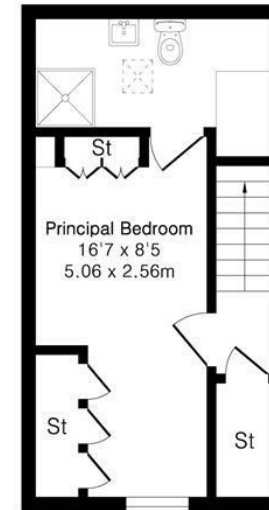
Second Floor Area 241 sq ft – 22 sq m



Ground Floor



First Floor



Second Floor



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.

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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: 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.



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