



Queensway, Haverhill, CB9 9AS

**CHEFFINS**



## Queensway

Haverhill,  
CB9 9AS

A significantly improved two /three bedroom property enjoying many fine features including spacious Sitting Room, re-fitted Kitchen, generous rear garden and driveway. Viewing highly recommended (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, 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.

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**Guide Price £239,950**







## Entrance Hall

Radiator, under stairs storage cupboard.

## Lounge / Dining Area

Radiator, window, door to rear garden.

## Kitchen

Fitted with a matching range of base and eye level units, one and half bowl sink, plumbing for washing machine, space for fridge freezer, electric oven, four ring ceramic hob, storage cupboard, window, doors to front and rear gardens.

## Bedroom Three / Study

Window, radiator.

## Bedroom One

Window, radiator, door to eaves storage area.

## Bedroom Two

Window Radiator, loft access.

## Bathroom

Fitted with a three piece suite comprising of panelled bath with shower over, vanity wash hand basin, low level WC, heated towel rail, obscure window.

## Outside

The property has a generous rear garden with an immediate paved patio area providing a wonderful area for seating and entertaining. There is a

large lawn area with pathway leading to the rear garden and an additional seating area. There is also an array of mature plants located throughout.

## Driveway

There is a driveway providing off road parking for one vehicle.

## 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.



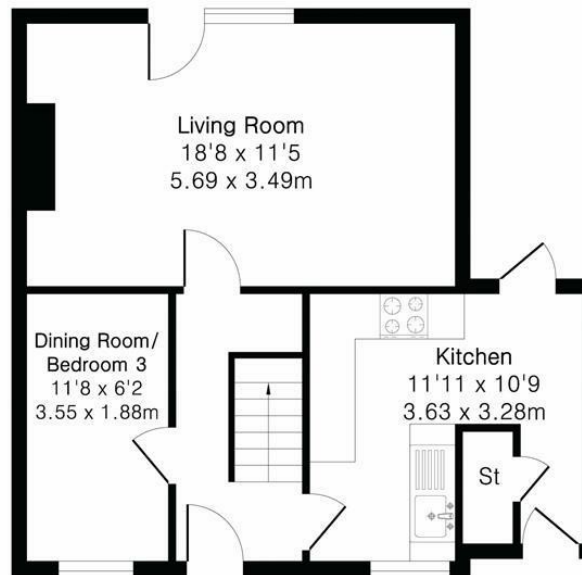
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	80
EU Directive 2002/91/EC		

Guide Price £239,950  
 Tenure – Freehold  
 Council Tax Band – B  
 Local Authority – West Suffolk

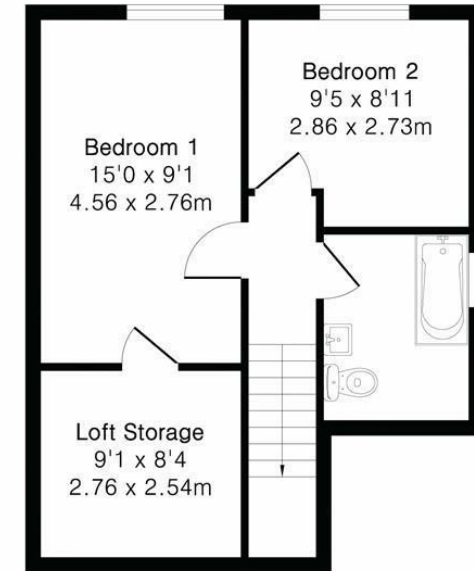
## Approximate Gross Internal Area 896 sq ft - 83 sq m

Ground Floor Area 498 sq ft – 46 sq m

First Floor Area 398 sq ft – 37 sq m



Ground Floor



First 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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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>.

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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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