



Newton Place, Haverhill, CB9 0AZ

**CHEFFINS**



## Newton Place

Haverhill,  
CB9 0AZ

This property is a must-view. It is a distinctive three-bedroom house located on the popular Chalkstone development. The property is beautifully presented and consists of a modern L-shaped kitchen/diner, a generous living room, three bedrooms, a family bathroom, and a separate WC. Outside, there is an enclosed rear garden with decking and a patio area.

### 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, gymnasium, churches of various denominations and much more.

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Offers In Excess Of £230,000







## GROUND FLOOR

### ENTRANCE HALL

Two storage cupboards, door to wc, door to:

### KITCHEN/DINING ROOM

Fitted base and eye level units with worktop over, larger cupboard, stainless steel sink with mixer tap, plumbing for washing machine, space for tumble dryer, undercounter fridge/freezers, electric oven, four ring gas hob with extractor over, obscure window to front, storage cupboard, radiator, door to rear garden, door to:

### LIVING ROOM

Dual aspect windows, radiator.

### WC

Two piece suite comprising low level wc, vanity wash hand basin, obscure window, radiator.

## FIRST FLOOR

### LANDING

Large airing cupboard housing boiler, doors to:

### BEDROOM ONE

Window, radiator, fitted wardrobes.

### BEDROOM TWO

Window, radiator, fitted wardrobes.

### BEDROOM THREE

Window, radiator, built in wardrobe.

### BATHROOM

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

### OUTSIDE

Immediate, large decking area for seating enclosed with a picket fence, with steps leading down to a low maintenance shingle area. There is a large shed and workshop to the bottom of the garden, which is enclosed by timber fencing with a rear access gate.

## AGENTS NOTE

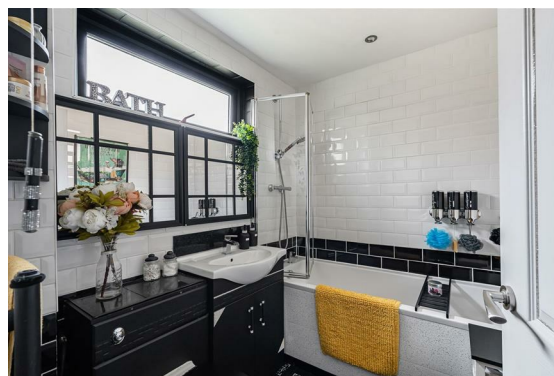
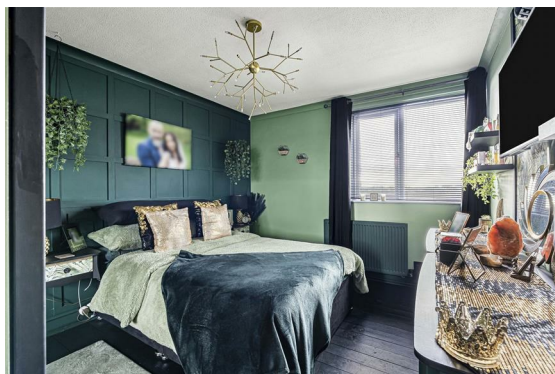
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website. We have been advised property is Wimpy No Finds Construction.

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                             | 72      | 78        |
| EU Directive 2002/91/EC                     |         |           |

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Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk

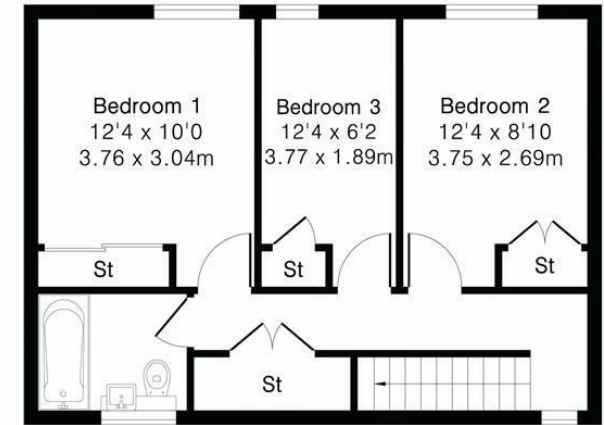
**Approximate Gross Internal Area 914 sq ft - 84 sq m**

Ground Floor Area 457 sq ft – 42 sq m

First Floor Area 457 sq ft – 42 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>.

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.



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