



Tudor Close, Haverhill, CB9 8NS

**CHEFFINS**

## Tudor Close

Haverhill,  
CB9 8NS

An immaculately presented modern property situated on the desirable Tudor Close development, conveniently situated within walking distance to the town centre and its amenities. The property benefits from many fine features including a kitchen/dining room, WC, master bedroom with en-suite facilities and two allocated parking spaces. (EPC Rating B).

### LOCATION

Haverhill is a 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, 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 2 1

Guide Price £250,000





## GROUND FLOOR

### ENTRANCE HALL

Radiator, door to:

### WC

Fitted with two piece suite comprising pedestal wash hand basin and low-level wc, radiator.

### SITTING ROOM

14' 11" x 10' 0" Window to front, radiator, stairs, open plan to:

### KITCHEN/DINER

4.11m x 2.60m (13'6" x 8'6") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, integrated fridge and freezer, plumbing for washing machine, electric oven, four ring electric hob with extractor hood over, window to rear, radiator, french double doors to garden.

## FLOOR FLOOR

LANDING Door to:

### BEDROOM 1

2.72m x 2.55m (8'11" x 8'4") Window to rear, radiator, sliding door to wardrobe.

### EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising shower enclosure, wash hand basin, low-level WC and heated towel rail.

### BEDROOM 2

3.12m x 2.39m (10'3" x 7'10") max Window to front, radiator, door to Storage cupboard.

### BATHROOM

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, heated towel rail.

### OUTSIDE

The property has a pleasant un-overlooked rear

garden that has an immediate patio area on leaving the kitchen/dining room with the remainder of the garden being laid to lawn. The garden is enclosed by timber fencing.

### ALLOCATED PARKING

The property has the benefit of two allocated parking spaces situated at the front of the property.

### SERVICE CHARGE

We have been advised by the current vendor that there is an annual service charge payable for the upkeep of the grounds within the development, at approximately £200 per annum.

**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

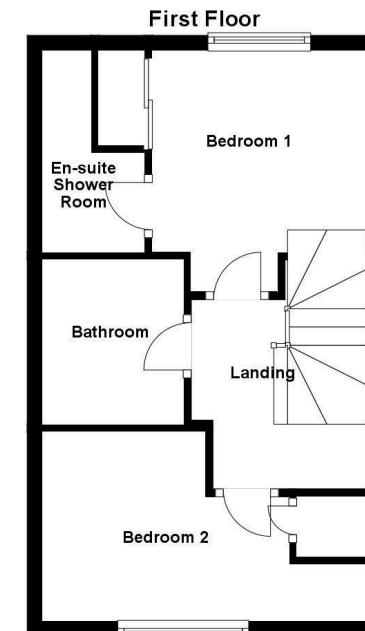
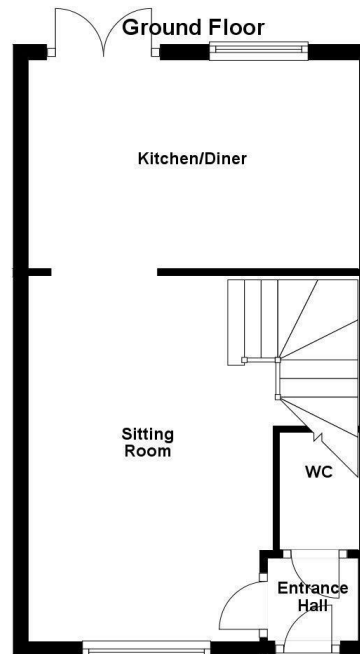
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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 |         |           |
| (12 plus) <b>A</b>                          |         | 98        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 83      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Guide Price £250,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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