



Grenadier Road, Haverhill, CB9 9QQ

CHEFFINS

Grenadier Road

Haverhill,
CB9 9QQ

A well presented three bedroom detached property occupying an enviable position over looking greenspace, situated on the popular Cambridge side of town, benefitting from spacious living accommodation, an ensuite to master bedroom, single garage and driveway for two vehicles. (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.

3 2 2

Guide Price £340,000





GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, doors to:

LIVING ROOM

Radiator, window to front, doors to understairs storage, sliding doors to rear garden.

DINING ROOM

Window to front, radiator, door to kitchen, open plan to:

CONSERVATORY

Half brick UPVC construction, insulated roof, electric heater, double doors to rear garden.

KITCHEN

Fitted base and eye level units with worktop over, space for fridge/freezer, stainless steel sink, electric oven, four ring electric hob with extractor over, plumbing for washing machine, space for tumble dryer, window to rear, radiator, door to garden.

WC

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

FIRST FLOOR

LANDING

Window to rear, doors to:

BEDROOM ONE

Window to front, fitted wardrobes, wardrobe, door to:

ENSUITE

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

BEDROOM TWO

Window to front, radiator.

BEDROOM THREE

Window to rear, radiator.

BATHROOM

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

OUTSIDE

Immediate bloc paved patio area for seating with a pathway leading to the rear of the garden and wooden summerhouse. The remainder of the garden is laid lawn, with shrubs bordering. All enclosed by timber fencing with a pathway leading around the back of the house, providing space for an additional shed, personal access door into the garage and side access gate to the front of the property.

GARAGE AND DRIVEWAY

Single garage with up and over door, power and lighting connected. Driveway providing off road parking for two vehicles.

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.

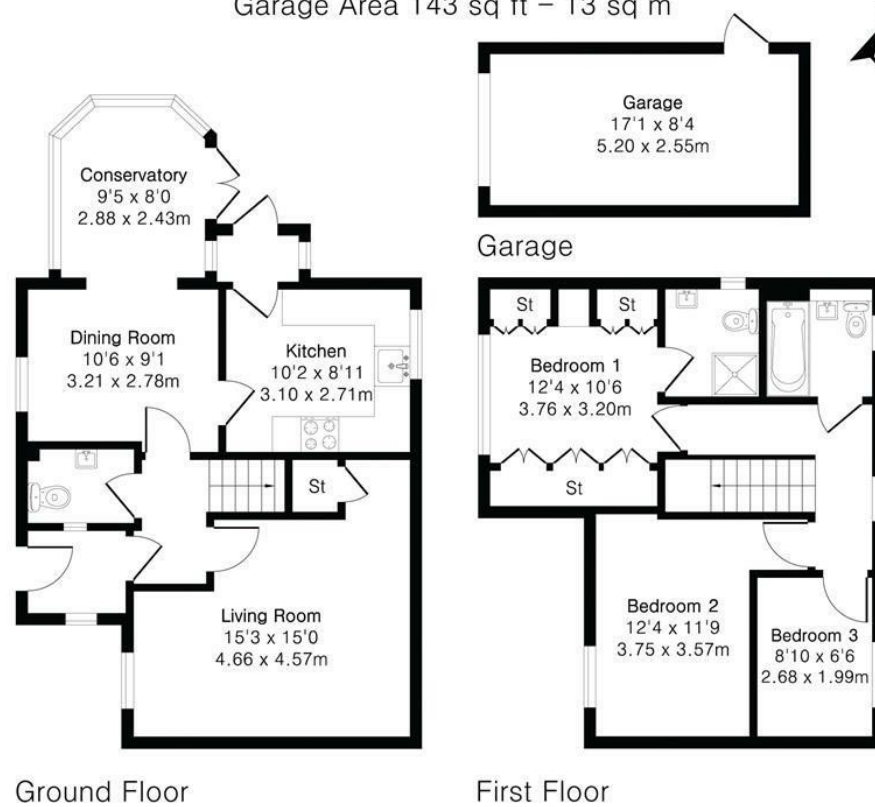


**Approximate Gross Internal Area 1023 sq ft - 95 sq m
(Excluding Garage)**

Ground Floor Area 575 sq ft – 53 sq m

First Floor Area 448 sq ft – 42 sq m

Garage Area 143 sq ft – 13 sq m



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 £340,000

Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk



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.



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.

