



Blaxhall Court, Haverhill, CB9 8LZ

**CHEFFINS**



## Blaxhall Court

Haverhill,  
CB9 8LZ

- Three Bedrooms
- Kitchen Diner
- Utility Area
- Council Tax Band B
- EPC Rating D

A nicely situated three bedroom end terraced house. The property is currently being redecorated throughout, and benefits from larger than average rear garden, and utility room. (EPC TBC)

3 1 1

**Guide Price £215,000**





## LOCATION

**GROUND FLOOR****ENTRANCE HALL**

Stairs to first floor, door to:

**LOUNGE**

15'10" x 13'3"

Window to rear, feature fireplace, door to:

**KITCHEN DINER**

13'3" x 9'10"

Window to front and rear, door to garden, fitted with matching wall and base units with worktop over, sink with drainer and mixer tap, space for fridge freezer, integrated electric oven and hob with extractor fan over, door to:

**UTILITY AREA**

9'10" x 5'10"

Space and plumbing for appliances, window to side

**FIRST FLOOR****LANDING**

Window to front, two storage cupboards, doors to:

**BEDROOM 1**

13'3" x 10'11"

Window to rear

**BEDROOM 2**

13'10" x 8'11"

Window to rear

**BEDROOM 3**

10'1" x 6'11"

Window to rear

**BATHROOM**

Window to front, panelled bath with electric shower and mixer tap, wash hand basin

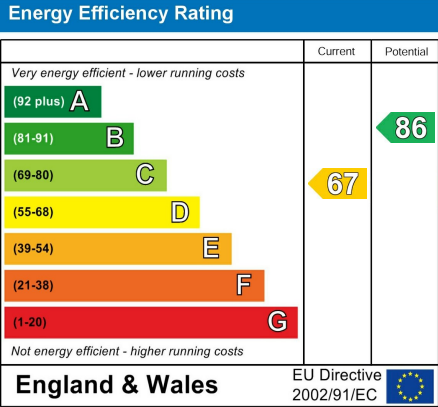
**WC**

Window to front, wc

**OUTSIDE**

Front and rear gardens mainly laid to lawn with hardstanding areas and enclosed by fences with gated access

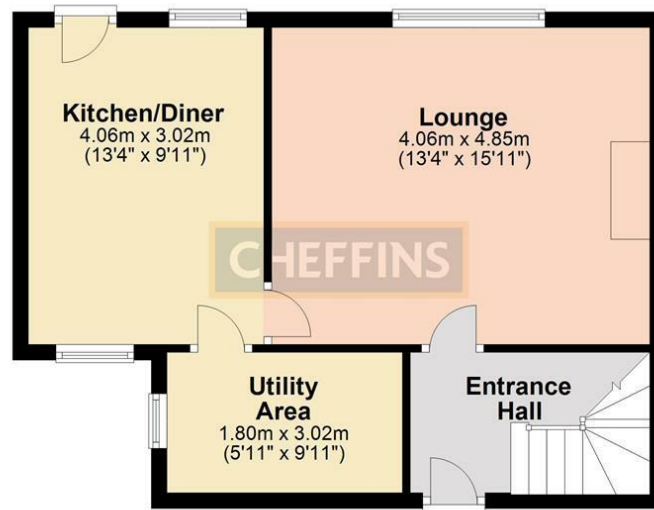




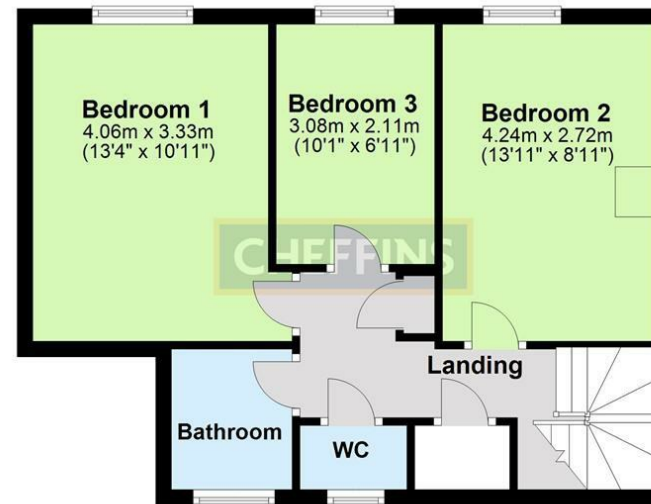
Guide Price £215,000  
Tenure – Freehold  
Council Tax Band – B  
Local Authority – West Suffolk



**Ground Floor**



**First Floor**



Note: Not to scale - For guidance purposes only  
Plan produced using PlanUp.

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.

