



Rowley Hill, Haverhill, CB9 7UY

**CHEFFINS**



## Rowley Hill

Sturmer, Haverhill,  
CB9 7UY

A beautifully presented two bedroom property with separate one bedroom annexe situated in the sought after village of Sturmer. The property has been delicately updated throughout, strikes the perfect balance between character and contemporary design. The property consists of open plan living/dining room, kitchen, utility and downstairs WC. Upstairs are two double bedrooms, newly fitted bathroom with 4 piece suite.

### LOCATION

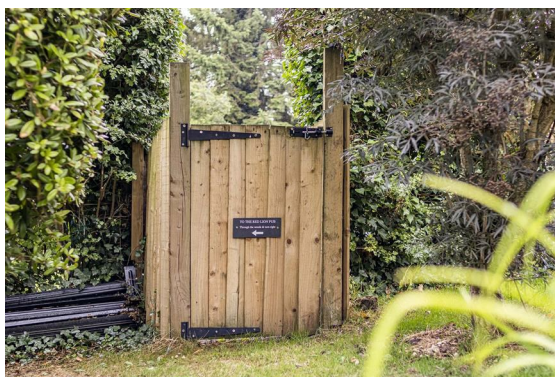
Sturmer is a popular and unspoilt village which lies on the Essex and Suffolk borders approximately 1.5 miles south east of Haverhill and 20 miles from Cambridge, 12 miles from Saffron Walden and 16 miles from Bury St. Edmunds. In Haverhill there is a fine range of facilities including a leisure centre, golf course, restaurants, public houses and schools.



**Guide Price £485,000**







## Porch

Entrance Porch. Leading to Hall

## Hallway

Radiator. Access to Kitchen and Dining Room & Upstairs

## Kitchen

Matching Wall & Base Units. Induction Hob. Pantry. Integrated Cooker.

## Dining Room

Radiator. Open Plan with Living Room. Double Aspect. Garden Views

## Living Room

Open Plan. Secondary Glazing. Log Burner.

## Utility Room

Integrated Appliances.

## WC

WC, Radiator

## Bedroom One

Carpets. Double Glazed

## Bedroom Two

Carpet. Double Glazed.

## Bathroom

Recently Fitted Suite. Heated Towel Rail. Double Glazed

## Annexe

Double Bedroom. Shower Room.

## 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 £485,000

Tenure – Freehold

Council Tax Band – D

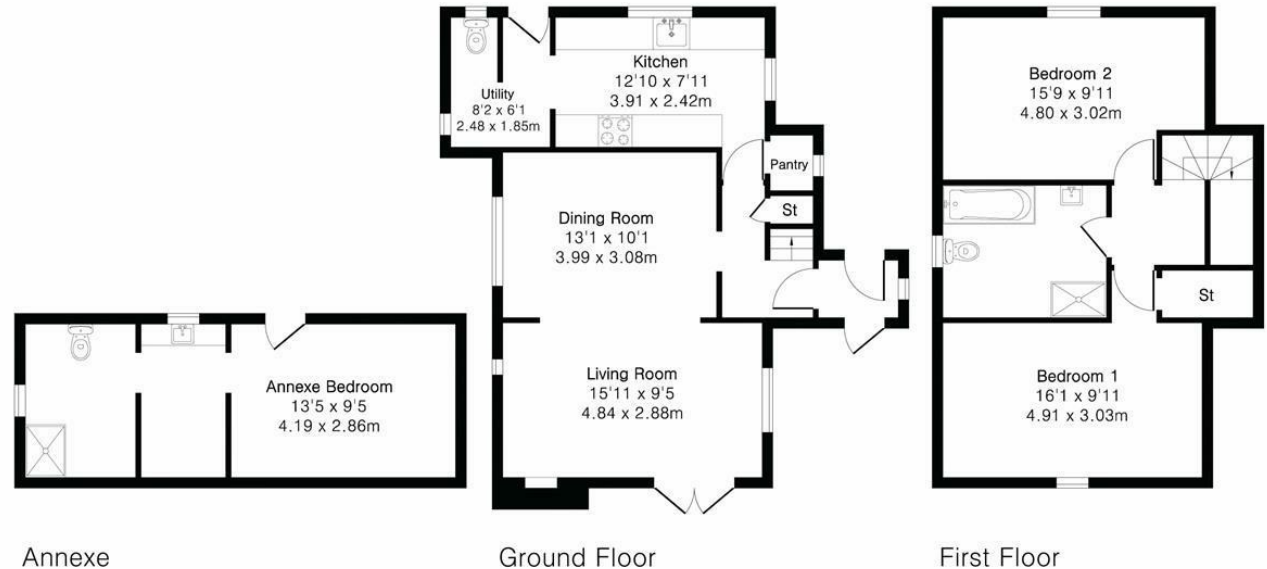
Local Authority – Braintree

**Approximate Gross Internal Area 1257 sq ft - 117 sq m**

Ground Floor Area 527 sq ft – 49 sq m

First Floor Area 483 sq ft – 45 sq m

Annexe Area 247 sq ft – 23 sq m



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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