



Strawberry Fields, Haverhill, CB9 9DR

**CHEFFINS**

## Strawberry Fields

Haverhill,  
CB9 9DR

Offered for sale with no onward chain is a beautifully presented and spacious three bedroom, semi detached house located on the Cambridge side of town. The property benefits from a downstairs WC, en suite to master bedroom, conservatory, garage and driveway. (EPC Rating C)

### 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 1

Guide Price £299,950





## GROUND FLOOR

### ENTRANCE HALL

Storage cupboard, stairs to first floor, doors to:

### KITCHEN/DINING ROOM

Fitted with a range of matching wall and base units with worktop over, electric double oven, electric hob with extractor over, stainless steel sink with mixer tap, space for fridge freezer, plumbing and space for washing machine and dishwasher.

### LOUNGE

Window to rear, double doors to conservatory.

### CONSERVATORY

UPVC construction, double door to garden, door to garage.

### WC

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

## FIRST FLOOR

### LANDING

Storage cupboard, doors to:

### BEDROOM ONE

Window to rear, built in storage comprising two double wardrobes and bulkhead storage cupboards, door to en suite.

### ENSUITE

Three piece suite comprising shower enclosure, low level wc, pedestal hand wash basin, extractor fan.

### 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, obscure window.

## OUTSIDE

A generous rear garden enclosed by timber fencing, with a side access gate to the front of the property and parking area. Immediate patio area with two additional shingle areas, the remainder being laid lawn.

## PARKING

Single garage with up and over door, driveway for one vehicle.

## AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website. The property has recently benefitted from a new boiler and power flush, the boiler has a warranty in place for ..... years from installation.

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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>87</b>
(69-80) <b>C</b>	<b>70</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

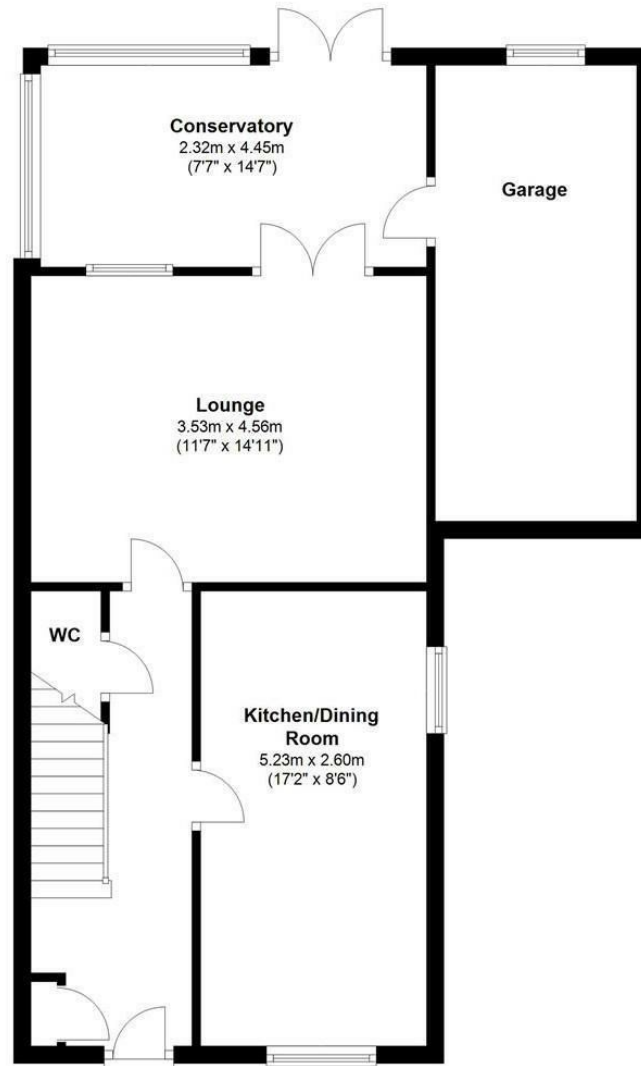
Guide Price £299,950

Tenure - Freehold

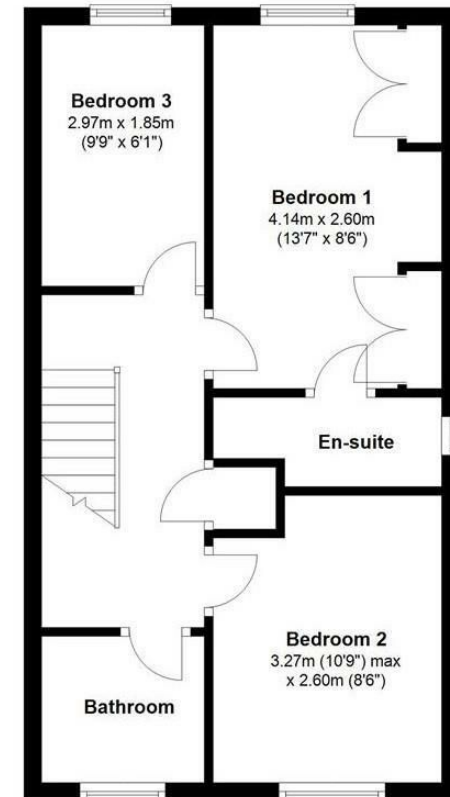
Council Tax Band - C

Local Authority - West Suffolk

### Ground Floor



### First Floor



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

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.