



New Row, High Street, Cambridge, CB21 4SZ

**CHEFFINS**

## New Row, High Street

Castle Camps, Cambridge,  
CB21 4SZ

\*NO ONWARD CHAIN\* A well presented two bedroom terraced cottage located in the popular South Cambridgeshire village of Castle Camps. The property benefits from a rear garden and off road parking (EPC Rating D)

### 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 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.



Guide Price £250,000





## GROUND FLOOR

### SITTING ROOM

Entrance door, window to front, open plan to:

### KITCHEN

Fitted with a matching range of base and eye level units with worktop space over, one and half bowl stainless steel sink, plumbing for washing machine, space for fridge and freezer, fitted electric oven, four ring electric hob with extractor hood over, window to rear, stairs, door to:



### BATHROOM

Fitted with three piece suite comprising panelled bath with shower over, wash hand basin and low-level WC, obscure window to rear, radiator.

## FIRST FLOOR

### BEDROOM ONE

Window to front, radiator.

### BEDROOM TWO

Window to rear, radiator, storage cupboard



## OUTSIDE

The property fronts the footpath with an attractive village green opposite. The rear garden is predominantly laid to lawn and enclosed by timber fencing with rear access gate leading to parking space.

## PARKING

The parking area is accessed via a drive at the end of the terrace which leads to the rear of the property.

## 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 vendor has advised the property is oil central heating.

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 plus) A	95
(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	

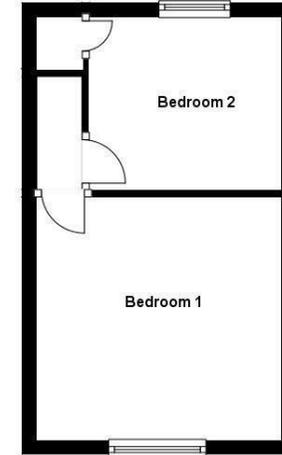
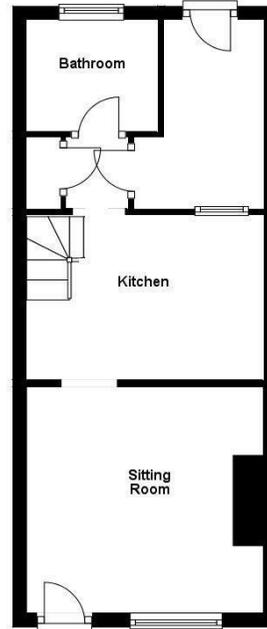
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Tenure - Freehold

Council Tax Band - B

Local Authority - South Cambridgeshire District

Council



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: 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.

