



Stockley Close, Haverhill, CB9 0NB

CHEFFINS

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Haverhill,
CB9 0NB

A generous and immaculately presented two bedroom property nicely situated on the Suffolk Heights development benefiting from sitting room, kitchen / dining room, wonderful rear garden and allocated parking. The property would make an ideal investment / first time purchase. (EPC Rating C).

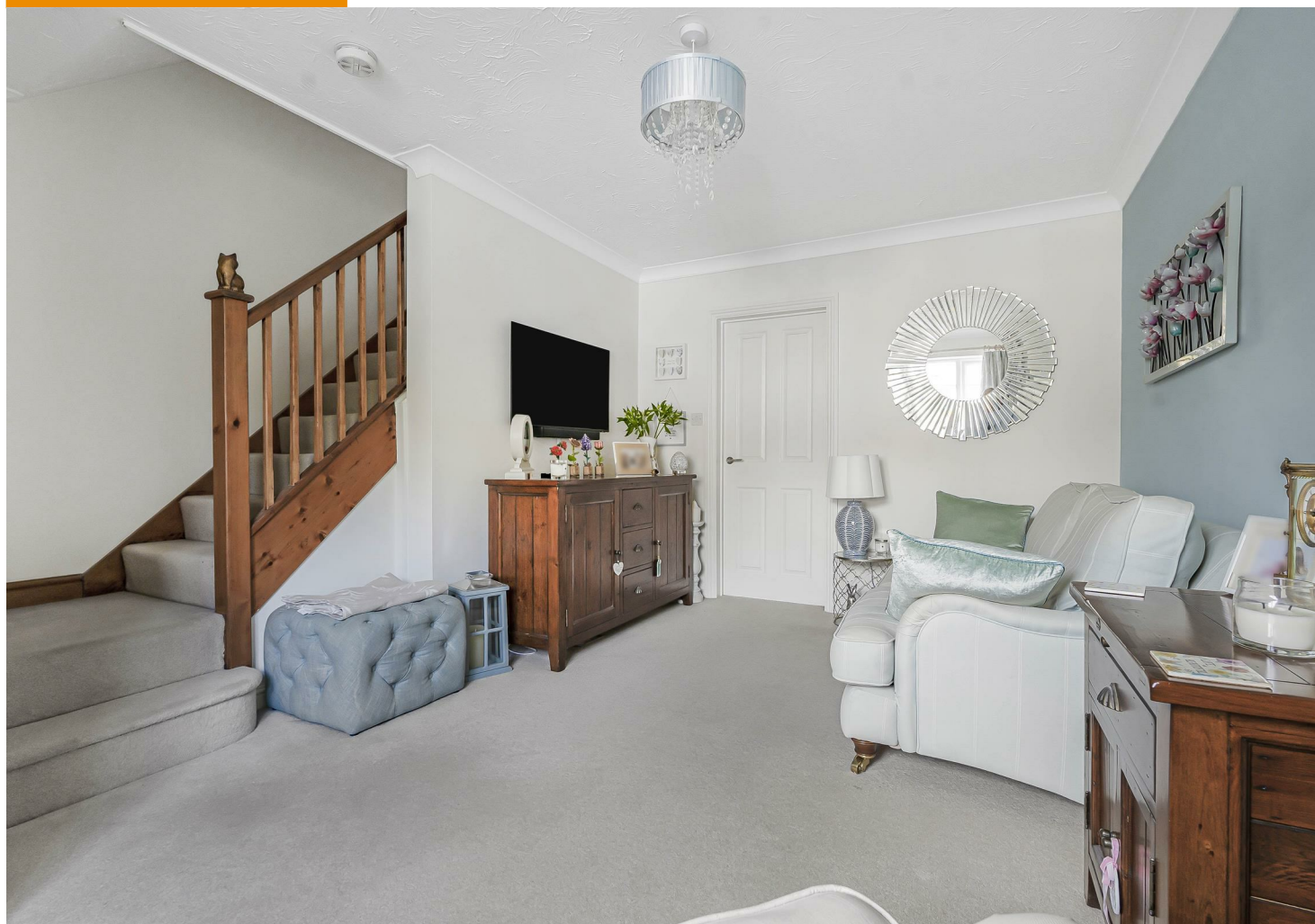
Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street.

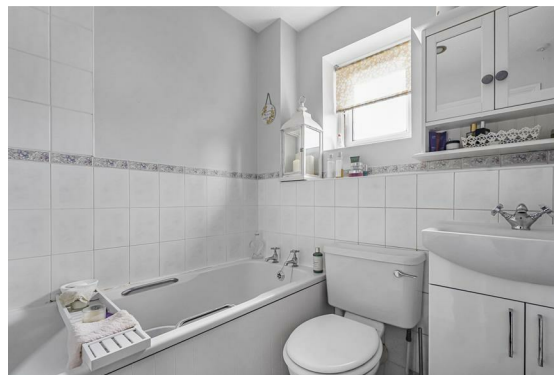
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town provides it with growing residential, commercial and leisure facilities.

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.

2 1 1

Guide Price £230,000





GROUND FLOOR

ENCLOSED PORCH Radiator, door to:

SITTING ROOM Window to front, radiator, stairs to first floor, door to:

KITCHEN/DINER Fitted with a matching range of base and eye level units with worktop space over, one and half bowl sink with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric oven, four ring gas hob with extractor hood over, window to rear, radiator, door to garden, door to Storage cupboard.

FIRST FLOOR

LANDING

BEDROOM 1 Two windows to front, radiator, door to wardrobe.

BEDROOM 2 Window to rear, radiator.

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

OUTSIDE The rear garden is a particular feature of the property and is beautifully manicured throughout, with central lawn area and variety of shrubs and plants throughout. There is an immediate paved patio area with pathway leading to the rear of the garden

where there is a rear access gate. Wooden shed to remain.

ALLOCATED PARKING There is one allocated parking space available to the front of the property.

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 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	72	77
EU Directive 2002/91/EC		

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Tenure – Freehold

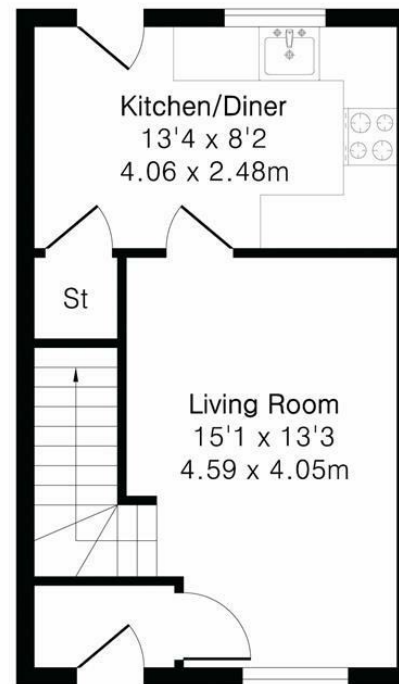
Council Tax Band – B

Local Authority – West Suffolk

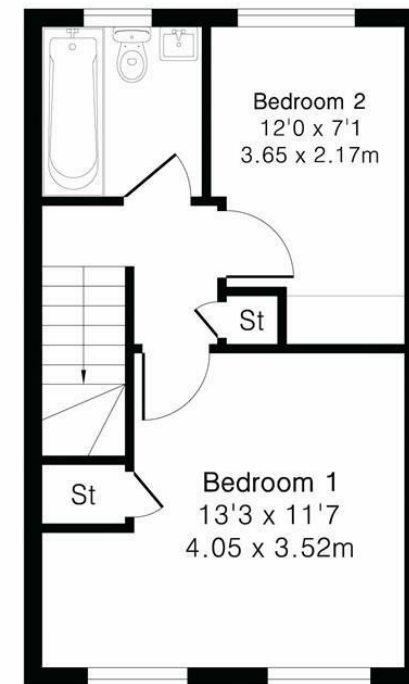
Approximate Gross Internal Area 626 sq ft - 58 sq m

Ground Floor Area 313 sq ft – 29 sq m

First Floor Area 313 sq ft – 29 sq m



Ground Floor



First Floor



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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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.



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