

Lowry Close, Haverhill, CB9 7GH

CHEFFINS

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Haverhill,
CB9 7GH

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Guide Price £315,000

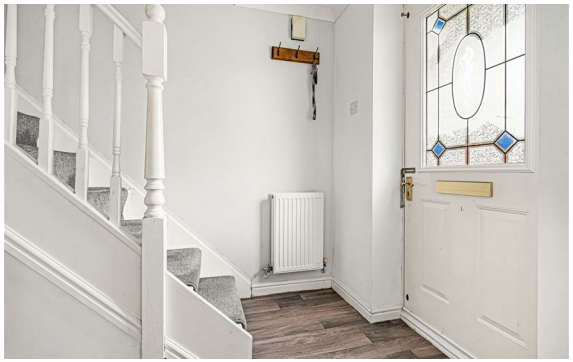


- Modern Detached House
- Cambridge Side Of Town
- Garage & Driveway
- Gas Central Heating
- Ensuite To Master
- Downstairs WC

A three bedroom detached family home located on the popular Cambridge side of town. The property benefits from a separate kitchen & dining room, ensuite to the master bedroom, garage & drive and rear garden. EPC Rating C.






LOCATION

Haverhill is a thriving and popular market town 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, gymnasia, churches of various denominations and much more.

GROUND FLOOR

ENTRANCE HALL
Radiator, stairs to first floor, built in under-stairs storage cupboard, door to:

WC
Fitted with two piece suite comprising, wash hand basin with mixer tap and low-level WC.

SITTING ROOM
Box window to front, radiator, feature fireplace, door to:

DINING ROOM
Radiator, patio doors to rear garden, door to:

KITCHEN
Fitted with a matching range of base and eye level units with worktops over, sink, oven with hob with extractor fan over, window to rear.

FIRST FLOOR

BEDROOM ONE
Window to rear, radiator, door to:

ENSUITE
Fitted with three piece suite comprising shower cubicle with shower over and screen and low-level WC, window to rear.

BEDROOM TWO
Window to front, radiator.

BEDROOM THREE
Window to front, radiator, door to storage cupboard, door to airing cupboard.

BATHROOM
Fitted with three piece suite comprising panelled bath, wash hand basin and low-level WC, window to side.

OUTSIDE
Front: Laid to lawn gardens, with driveway to the side of the property, there is gated access into rear gardens.
Garage: Up and Over doors, power and light connected.
Rear: There is a pleasant mature garden to the rear of the property enclosed by timber fencing with patio area. Raised railway sleeper planters, gated rear access.

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

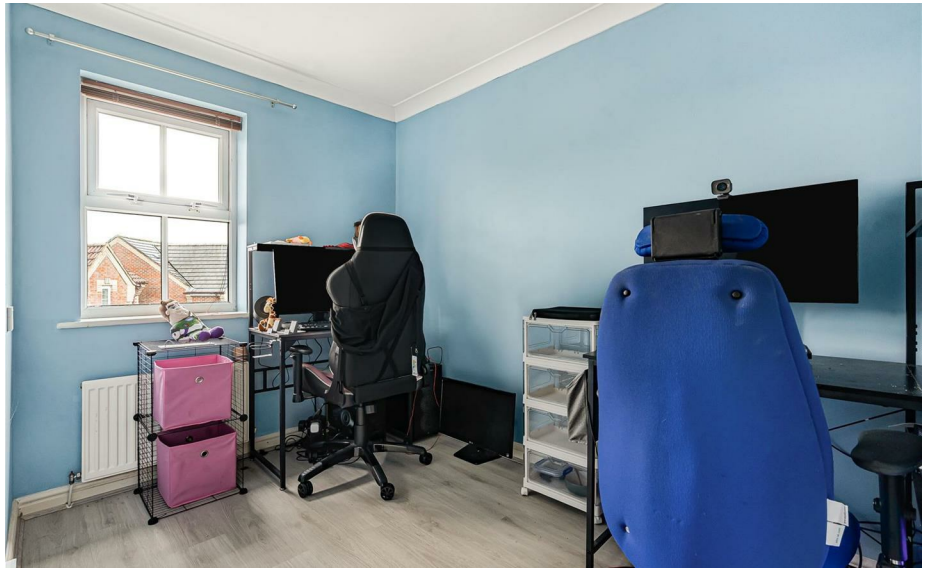
VIEWINGS By appointment through the Agents.

SPECIAL NOTES
None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
Please note that none of the appliances or 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.
Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





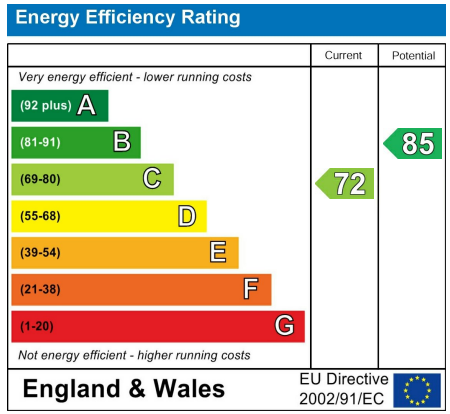












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Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk Council

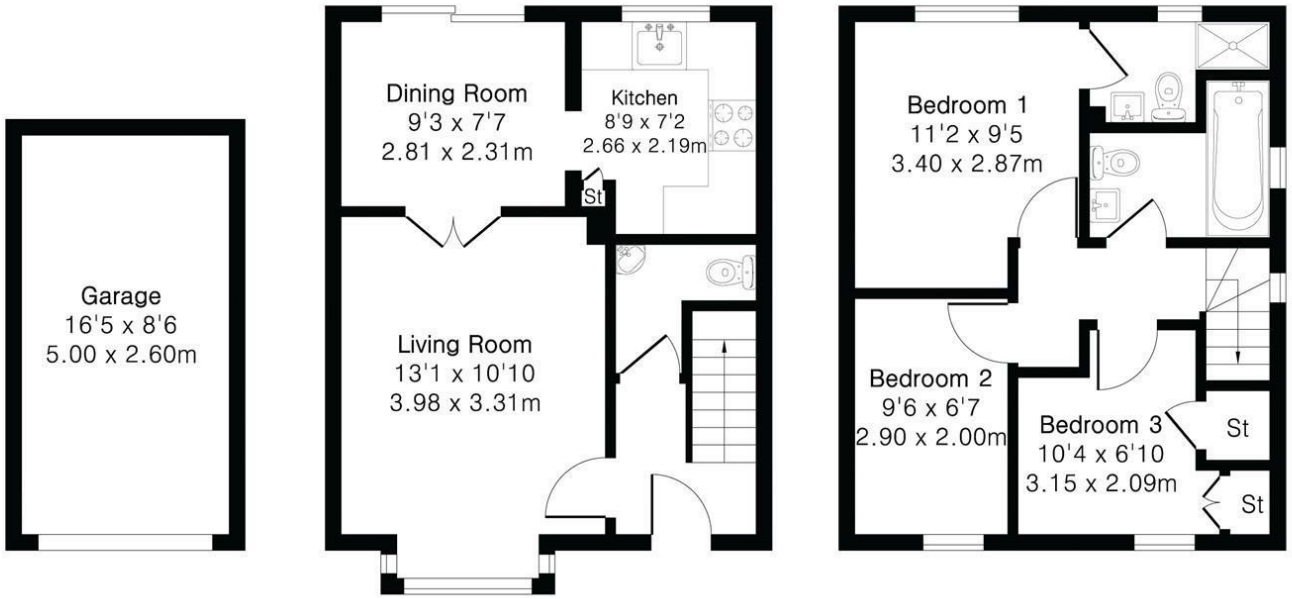


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Approximate Gross Internal Area 729 sq ft - 67 sq m
(Excluding Garage)

Ground Floor Area 370 sq ft – 34 sq m
First Floor Area 359 sq ft – 33 sq m
Garage Area 140 sq ft – 13 sq m

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Garage | 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.

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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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