



Poplar Close, Haverhill, CB9 9EJ

CHEFFINS

Poplar Close

Haverhill,
CB9 9EJ

A superb three double bedroom, semi detached property situated in a quiet cul-de-sac location benefitting from a modern kitchen, utility room, low maintenance rear garden, single garage and driveway for two vehicles. (EPC Rating C)

LOCATION

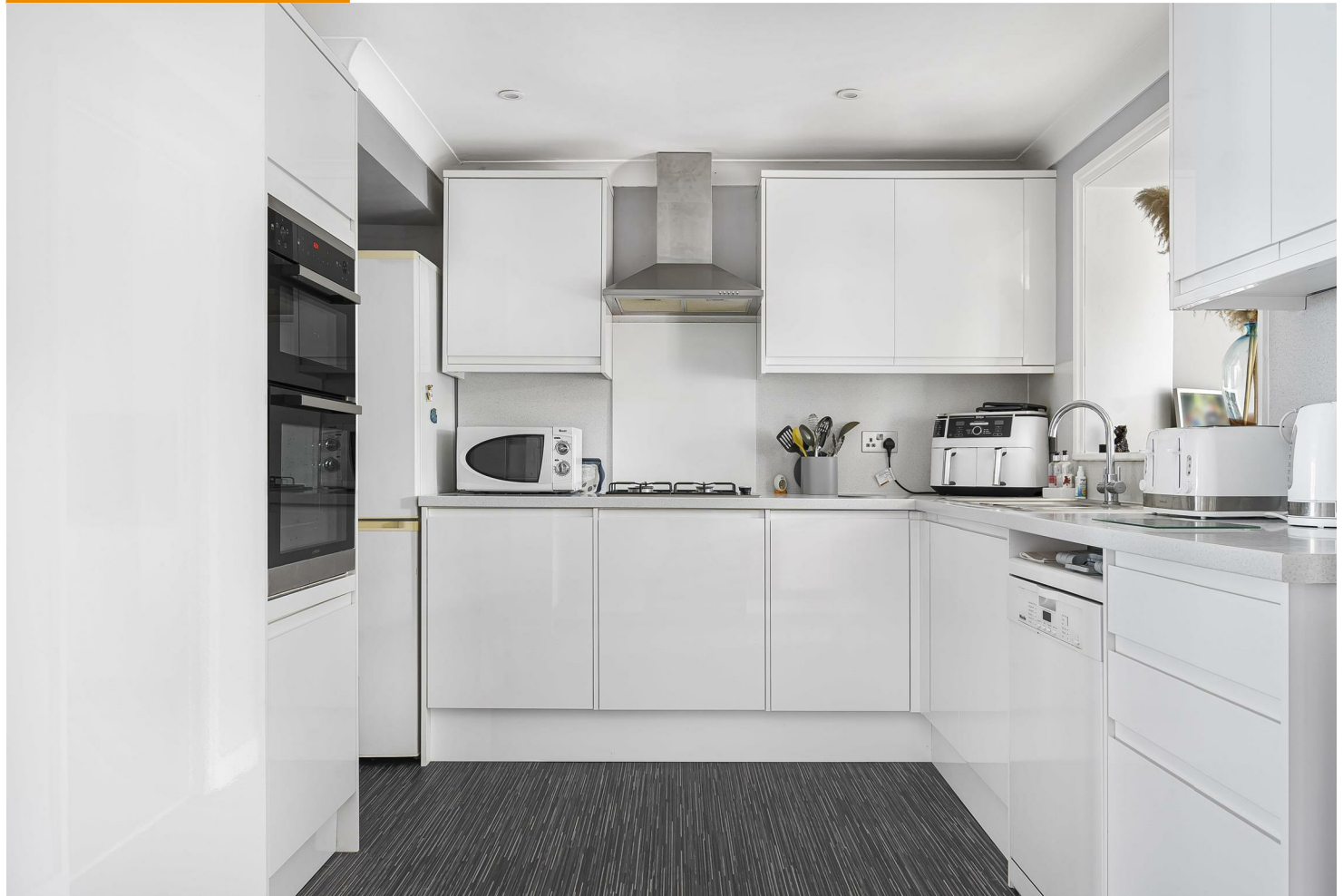
Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London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



Offers In Excess Of £330,000





GROUND FLOOR

PORCH

Open to:

DINING ROOM

Window to front, two radiators, stairs to first floor, electric fireplace, door to:

KITCHEN

Fitted with base and eye level units with worktop over, eye level double oven, four ring gas hob with extractor over, one and a half bowl stainless steel sink, space for dishwasher, space for fridge/freezer, radiator, understairs storage cupboard, door to living room, open to:

UTILITY

Plumbing and space for washing machine, radiator, door to garage, door to:

SHOWER ROOM

Three piece suite comprising shower enclosure, pedestal hand wash basin, low level wc, radiator, obscure window.

LIVING ROOM

Radiator, window to rear, French doors to rear garden.

FIRST FLOOR

LANDING

Storage cupboard, doors to:

BEDROOM ONE

Window to front, fitted wardrobes with sliding doors,

BEDROOM TWO

Dual aspect windows, radiator.

BEDROOM THREE

Two windows to rear, radiator.

BATHROOM

Three piece suite comprising panelled bath with

shower over, pedestal hand wash basin, low level wc, heated towel rail, obscure window.

GARDEN

A wonderfully presented and well maintained, low maintenance rear garden with plenty of space for seating and entertaining.

GARAGE AND DRIVEWAY

Integral single garage with up and over door, power and lighting connected. Personal door into the utility. A generous driveway provides off road parking for two vehicles.

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 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	75	80
EU Directive 2002/91/EC		

Offers In Excess Of £330,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – West Suffolk



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.

**Approximate Gross Internal Area 1297 sq ft - 120 sq m
 (Including Garage)**

Ground Floor Area 764 sq ft – 71 sq m

First Floor Area 533 sq ft – 49 sq m



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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.