



Mill Hill, Haverhill, CB9 8BU

**CHEFFINS**



## Mill Hill

Haverhill,  
CB9 8BU

A well presented and conveniently located two bedroom end of terrace property, occupying a non estate position within close proximity of the town centre. The property further benefits from two generous bedrooms, re-fitted shower room, large rear garden and driveway. (EPC Rating TBC)

### LOCATION

Haverhill is a 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 2

Guide Price £249,950







## GROUND FLOOR

### ENTRANCE HALL

Radiator, stairs to first floor, door to:

### LIVING ROOM

Open fireplace, radiator, under stairs storage cupboard.

### KITCHEN/DINER

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, integrated fridge, freezer and dishwasher, electric oven, four ring gas hob with extractor hood over, window to rear, radiator.

### UTILITY/WC

Fitted with low level WC, wash basin, plumbing for washing machine, space for tumble drier, window, radiator.

## FIRST FLOOR

### BEDROOM ONE

Dual aspect windows, radiator, sliding door to fitted wardrobes.

### BEDROOM TWO

Window to rear, radiator.

### SHOWER ROOM

A generous room fitted with three piece suite comprising shower enclosure, vanity wash hand basin, low-level WC and heated towel rail, extractor fan, obscure window, tiled flooring, double door to cupboard housing the hot water cylinder.

## OUTSIDE

The property has a generous low maintenance rear garden. On leaving the

property there is an area for seating and entertaining with steps leading up to the remainder of the garden. This area is laid to patio with a wooden shed and side access gate. To the rear of the garden is an additional large wooden shed. There is side access gate to leading to the front of the property.

## DRIVEWAY

To the front of the property is a driveway providing off road parking for 2 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.

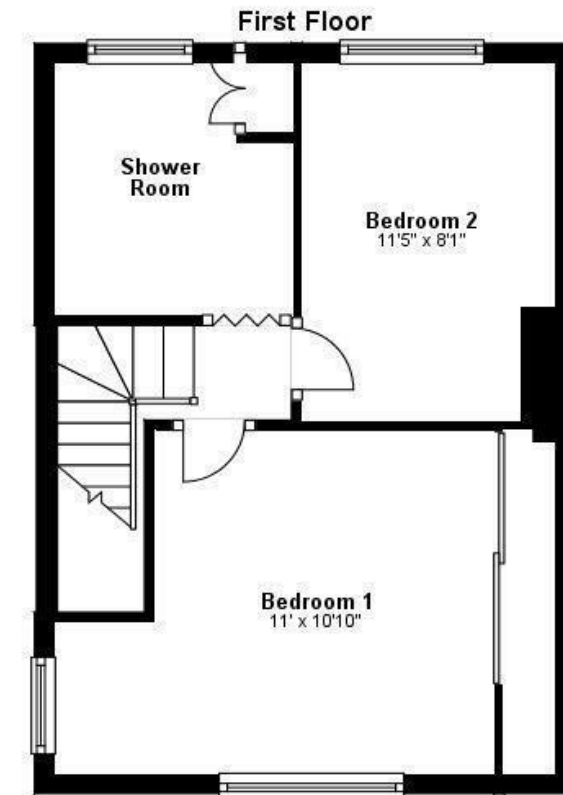
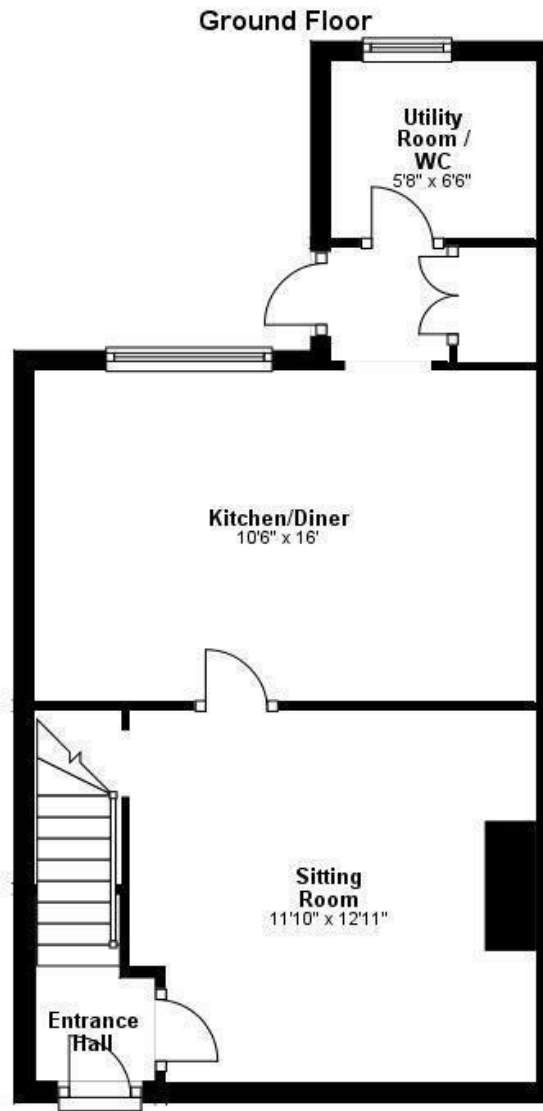
There is a right of way present to the rear of the property. This is generally used by the neighbours for wheelie bin access.

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)                                   | <b>A</b> |                            |           |
| (81-91)                                     | <b>B</b> |                            |           |
| (69-80)                                     | <b>C</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<br>2002/91/EC |           |

Guide Price £249,950

Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

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.

