



Henry Close, Haverhill, CB9 9PU

**CHEFFINS**

## Henry Close

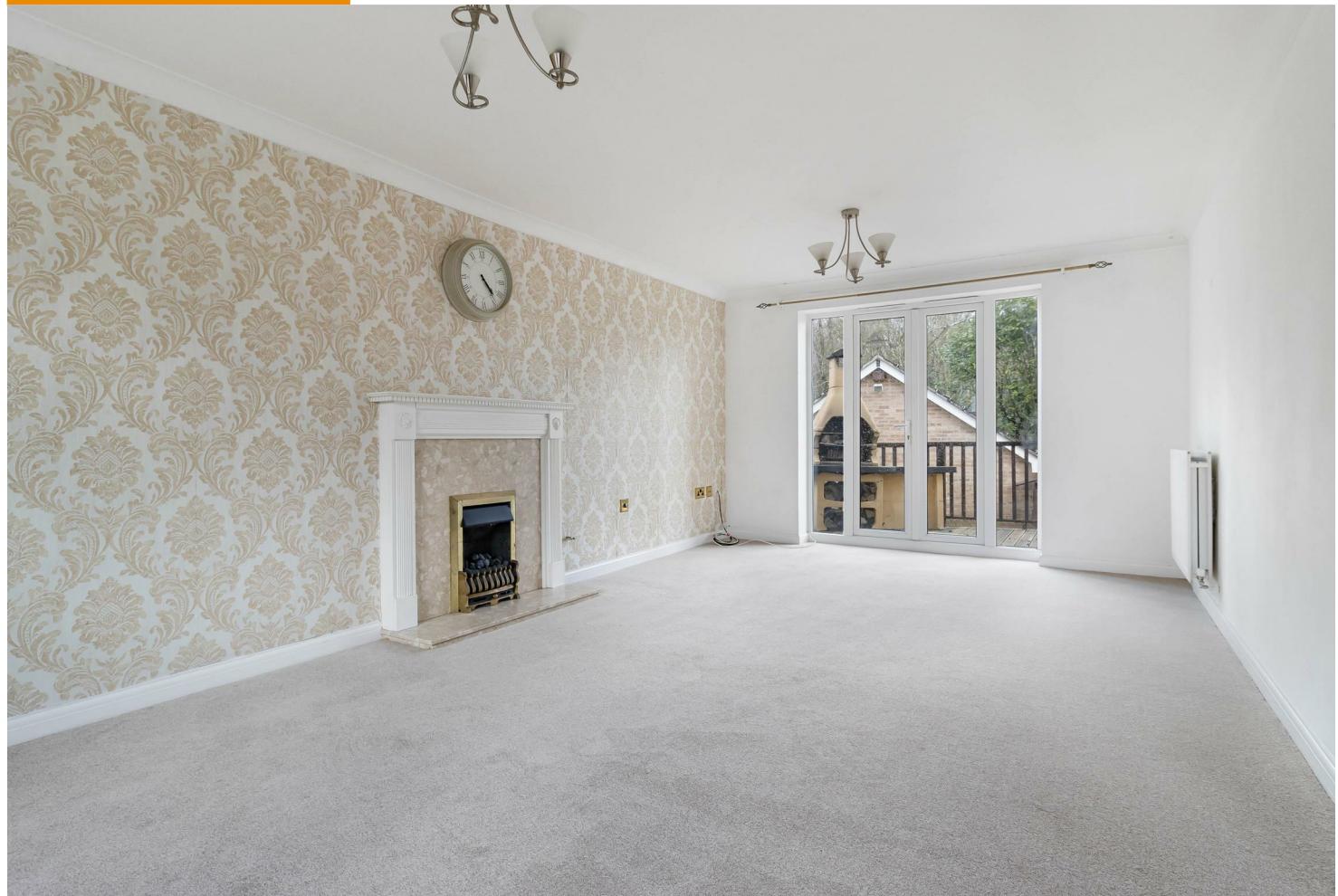
Haverhill,  
CB9 9PU

- No Onward Chain
- Three Storey Town House
- Five Double Bedrooms
- Ensuites To Three Bedrooms
- Modern Fitted Kitchen with Central Island
- Double Garage and Private Driveway
- Freehold
- EPC Rating TBC

Offered for sale with no onward chain is a spacious and well presented, three-storey townhouse benefitting largely from a modern kitchen/diner, five double bedrooms, three ensuites, double garage and large driveway. (EPC Rating TBC)

 5  4  2

**Guide Price £445,000**





## 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, gymnasiums, 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.

**GROUND FLOOR****ENTRANCE HALL**

Stairs to first floor, doors to:

**LIVING ROOM**

Two windows, radiator, French doors to rear garden, gas fire place (untested).

**DINING ROOM**

Window, radiator, open plan to:

**KITCHEN**

Fitted with base and eye level units with worktop over, integrated fridge/freezer, plumbing for dishwasher, plumbing for washing machine, electric oven with four ring gas hob and extractor over, centre island with breakfast bar, radiator, window, door to garden.

**WC**

Two piece suite comprising low level wc, pedestal hand wash basin, radiator, obscure window.

**FIRST FLOOR****LANDING****BEDROOM ONE**

Fitted wardrobes, window, radiator, door to:

**ENSUITE**

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

**BEDROOM TWO**

Fitted wardrobes, window, radiator, door to:

**ENSUITE**

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

**BEDROOM FIVE**

Window, radiator.

**BATHROOM**

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

**SECOND FLOOR****LANDING**

Storage cupboard, doors to:

**BEDROOM THREE**

Fitted wardrobes, window, radiator, door to:

**ENSUITE**

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

**BEDROOM FOUR**

Fitted wardrobes, window, radiator.

**OUTSIDE**

The property benefits from a generous rear garden with large decked seating area with the remainder being laid lawn. There is a built-in BBQ and storage shed with heating. Enclosed by timber fencing with side access to the property leading to the driveway and double garage.

**GARAGE AND DRIVEWAY**

Double garage with power and lighting connected, up and over doors.

**AGENTS NOTE**

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

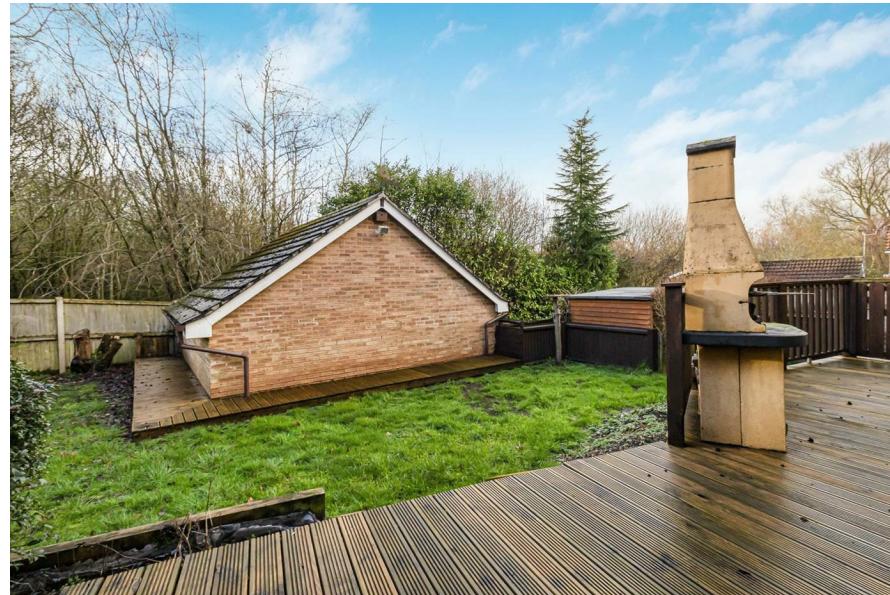
**VIEWINGS** By appointment through the Agents.

**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		
EU Directive 2002/91/EC		

Guide Price £445,000

Tenure - Freehold

Council Tax Band - E

Local Authority - West Suffolk

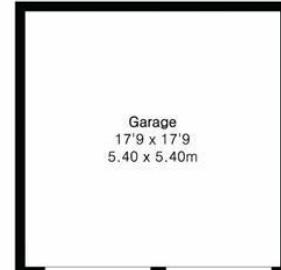
## Approximate Gross Internal Area 1751 sq ft - 163 sq m (Excluding Garage)

Ground Floor Area 659 sq ft - 61 sq m

First Floor Area 633 sq ft - 59 sq m

Second Floor Area 459 sq ft - 43 sq m

Garage Area 314 sq ft - 29 sq m



Garage



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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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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