



Lundy Close, Haverhill, CB9 0NA

**CHEFFINS**

# Lundy Close

Haverhill,  
CB9 0NA

A two bedroom bungalow in need of some renovation, located on a desired plot benefitting from a conservatory, garage and driveway. (EPC rating D)

## 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 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, 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.

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**Guide Price £250,000**





## ENTRANCE HALL

Two storage cupboards.

## LIVING/DINING ROOM

4.88m x 3.05m (16'0" x 10'0") Window into conservatory.



## KITCHEN

2.67m x 2.59m (8'9" x 8'5") Base level units, space for fridge, space for oven, stainless steel sink, window into conservatory.



## CONSERVATORY

4.75m x 1.88m (15'7" x 6'2") upvc panelled conservatory, French doors into rear garden.



## BEDROOM ONE

3.48m x 3.02m (11'5" x 9'10") Window to side.

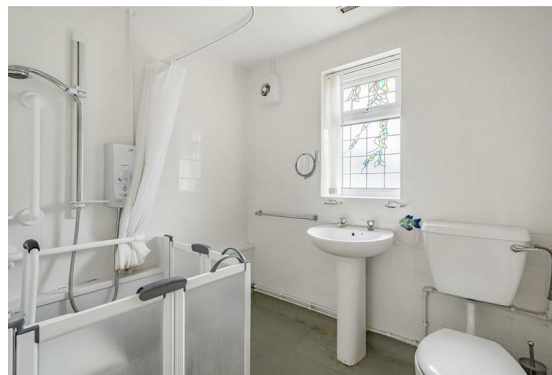
## BEDROOM TWO

2.69m x 2.59m (8'9" x 8'5") Window to side.



## BATHROOM

Hand wash basin, wc, low level walk in shower, window.



## GARAGE

5.05m x 2.49m (16'6" x 8'2") Wooden side hinge garage door, window to side and side door for garden access.

## 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.

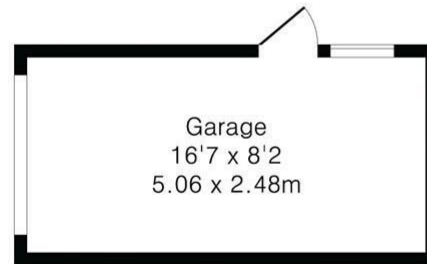
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

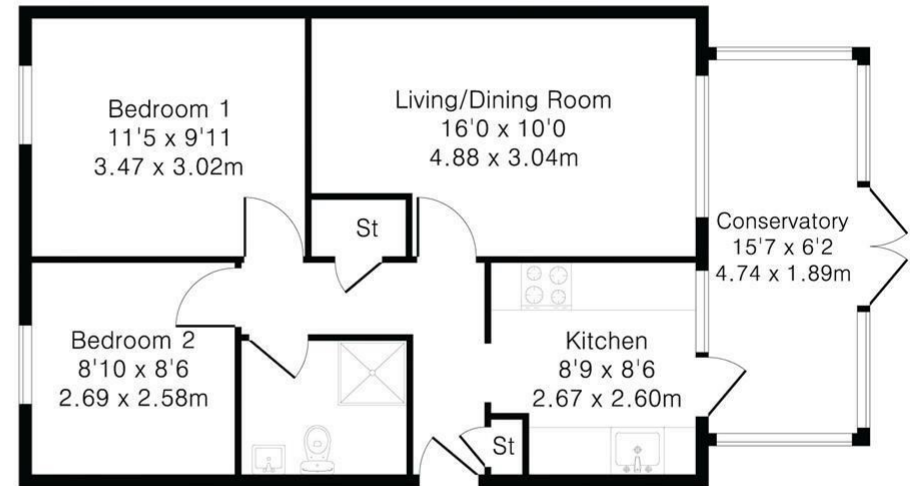


**Approximate Gross Internal Area 630 sq ft - 58 sq m**  
Garage Area 135 sq ft – 13 sq m

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</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>	<b>65</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Garage



Ground Floor

Guide Price £250,000

Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk

**Agents Note:** Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | [cheffins.co.uk](http://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.



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