



Coupals Close, Haverhill, CB9 7UT

**CHEFFINS**

## Coupons Close

Haverhill,  
CB9 7UT

Offered for sale with no onward chain! A well presented, two bedroom ground floor flat, benefitted from a refitted three piece bathroom suite, open plan living area and one allocated parking space. (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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Offers In Excess Of £145,000





## LIVING/DINING ROOM

Electric fireplace, window, open plan to:

## KITCHEN

Fitted base and eye level units, electric oven and hob with extractor over, space for fridge/freezer, plumbing for washing machine, window to side.

## INNER HALL

Airing cupboard housing electric storage heater.

## BEDROOM ONE

Electric panel heater, window.

## BEDROOM TWO

Electric panel heater, window.

## BATHROOM

Refitted three piece suite comprising panelled bath with shower over, vanity hand wash basin, low level wc, extractor fan.

## OUTSIDE

There is a communal garden area to the rear of the property.

## PARKING

One allocated parking space to the rear of the property.

## AGENTS NOTE

For more information on this property,

please refer to the Material Information brochure that can be found on our website.

The vendor has made us aware that the lease is 125 years with 89 years remaining. From 1989 to 2114.

The vendor has advised that the annual service charge is £783.67 which includes building insurance.

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.

VIEWINGS By appointment through the Agents.

Approximate Gross Internal Area 494 sq ft - 46 sq m



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 66                      | 77        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Offers In Excess Of £145,000

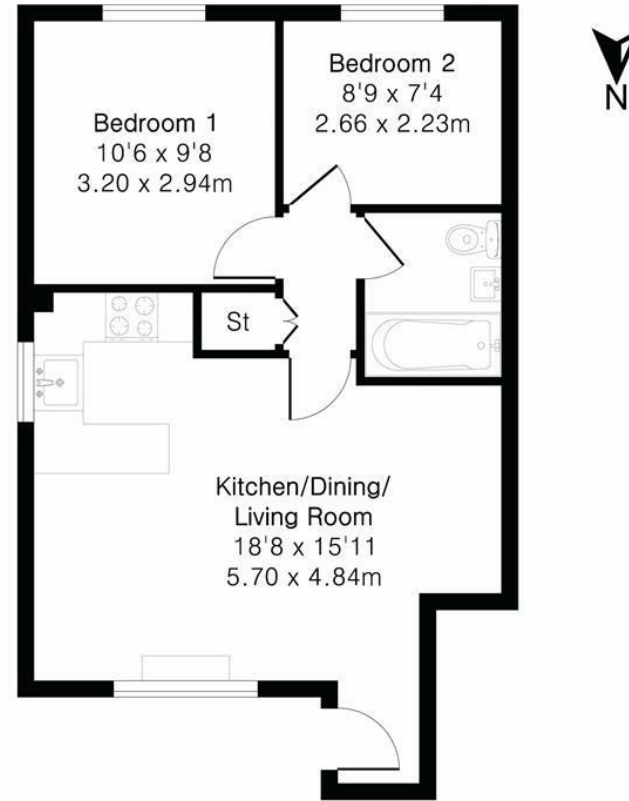
Tenure - Leasehold

Council Tax Band - B

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.



Ground Floor

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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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