

Dalham Place, Haverhill, CB9 0AL

CHEFFINS

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Haverhill,
CB9 0AL

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Offers In Excess Of £235,000

A well presented three bedroom end terrace property situated within the popular Chalkstone development. Benefitting from a modern, open plan kitchen/diner, ground floor wc and rear garden. (EPC Rating TBC)



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, gymnasia, 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
Radiator, stairs to first floor, door to wc, door to:

KITCHEN/DINING ROOM
Modern fitted kitchen, matching base and eye level units with worktop over. Eye level oven, integrated microwave, space for electric cooker, 4 ring gas hob with extractor over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, stainless steel sink, window to front, window to rear, radiator, single door to rear garden.

LIVING ROOM
Dual aspect windows, radiator, electric fireplace.

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

FIRST FLOOR

LANDING
Airing cupboard, doors to:

BEDROOM ONE
Window, radiator.

BEDROOM TWO
Window, radiator.

BEDROOM THREE
Window, radiator.

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

GARDEN
Predominantly laid to lawn with a paved patio path leading to the rear access gate, all enclosed by timber fencing.

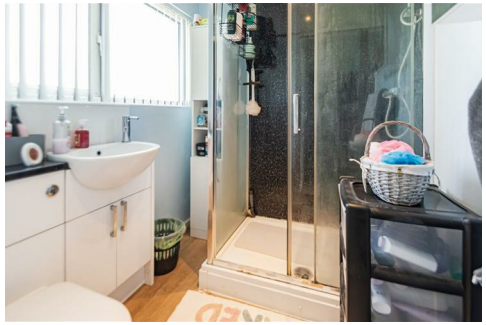
AGENTS NOTE
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

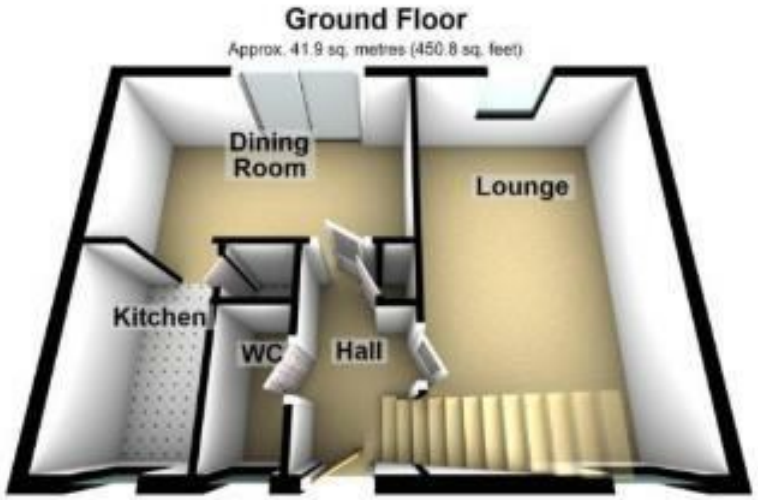
VIEWINGS
By appointment through the Agents.

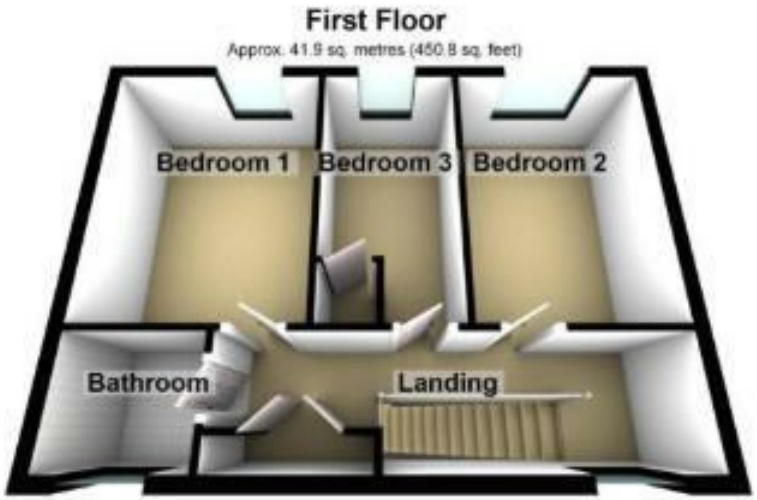
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

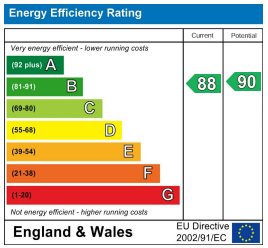
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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









Total area: approx. 83.8 sq. metres (901.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Plan produced using PlanUp.

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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.

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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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.