



Recreation Road, Haverhill, CB9 8BY

CHEFFINS

Recreation Road

Haverhill,
CB9 8BY

A well presented three bedroom property occupying a pleasant position over looking the towns Recreation Ground. The property benefits from a sitting room, spacious open plan kitchen / dining room and generous rear garden. Ideal for first time buyers or investment. NO ONWARD CHAIN. (EPC Rating C)

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.

3 1 2

Guide Price £220,000





GROUND FLOOR

ENTRANCE HALL

Radiator, stairs, door to:

SITTING ROOM

Window to front, open fireplace, radiator, door to Storage cupboard.

KITCHEN

Fitted with a matching range of base and eye level units with worktop space over with ceramic, sink with mixer tap, integrated fridge, freezer and washing machine, electric range, five ring gas hob, open plan to:

DINING ROOM

Radiator, french double doors to garden.

BATHROOM

Fitted with four piece suite comprising panelled bath, pedestal wash hand basin, shower enclosure and low-level WC, obscure window, radiator.

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

Window to front, radiator, door to wardrobe.

BEDROOM TWO

Double door to Airing cupboard.

BEDROOM THREE

Window to rear, radiator

GARDEN

The generous rear garden is a particular feature of the property, half shingle and half laid to lawn, 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.

The vendor has advised that the boiler has been re-fitted recently.

VIEWINGS

By appointment through the Agents.

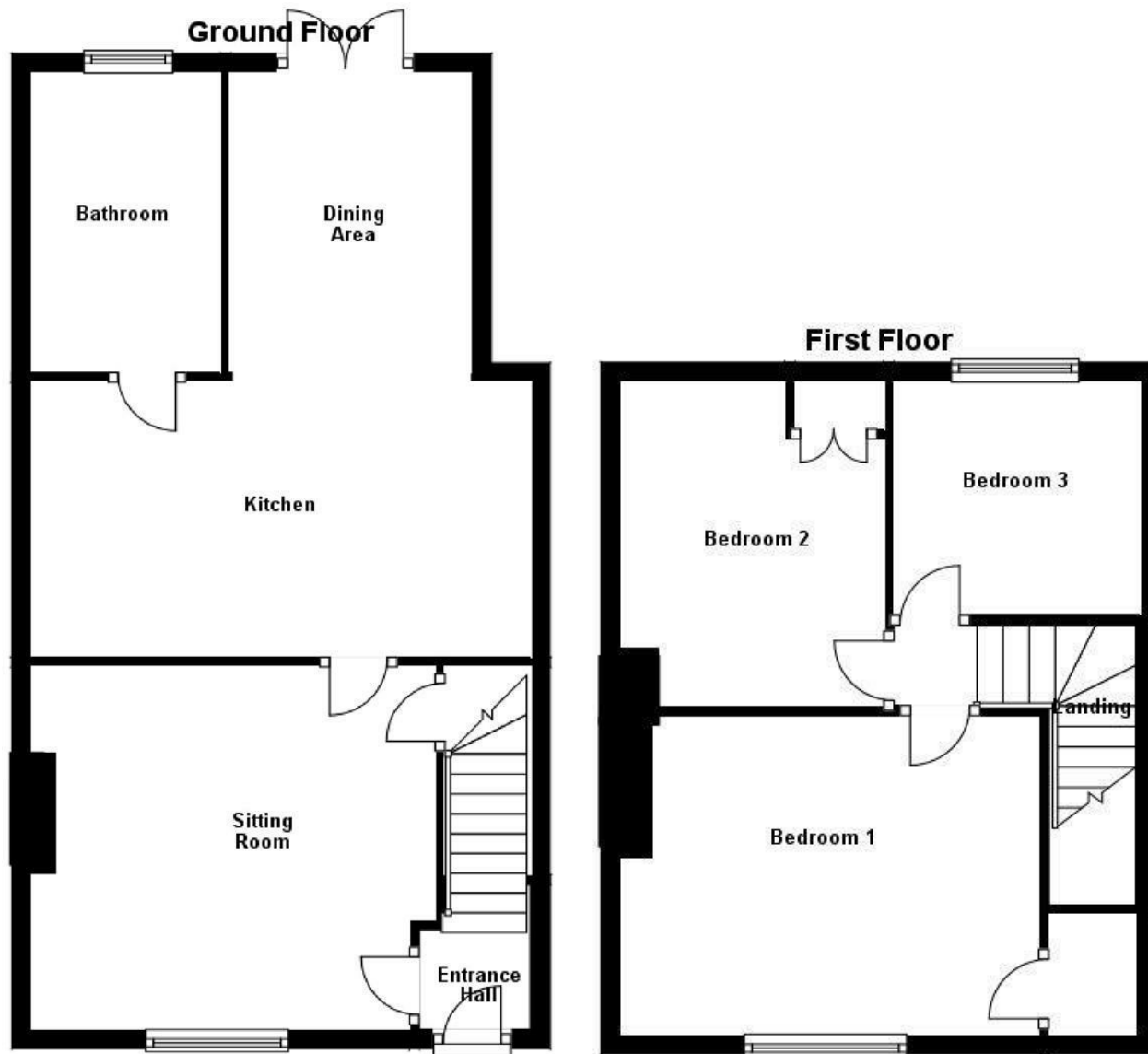
SPECIAL NOTES

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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £220,000

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: 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.



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