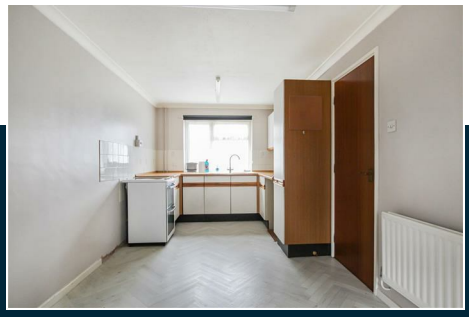








Residential Sales | Residential Lettings | Land & New Homes | Property Auctions

39 Betony Walk, Haverhill, CB9 7YB

A three bedroom mid terraced property situated on the popular Chimswell estate. Benefitting from a good size kitchen, generous living room, three bedrooms, family bathroom and downstairs WC. NO ONWARD CHAIN.

- Three Good Sized Bedrooms
- Ideal FTB or Investment Property
- NO ONWARD CHAIN
- Gas Central Heating
- Downstairs WC
- Kitchen/Dining Room
- Close To Local Schools

Guide Price £210,000







ACCOMMODATION with approximate room sizes

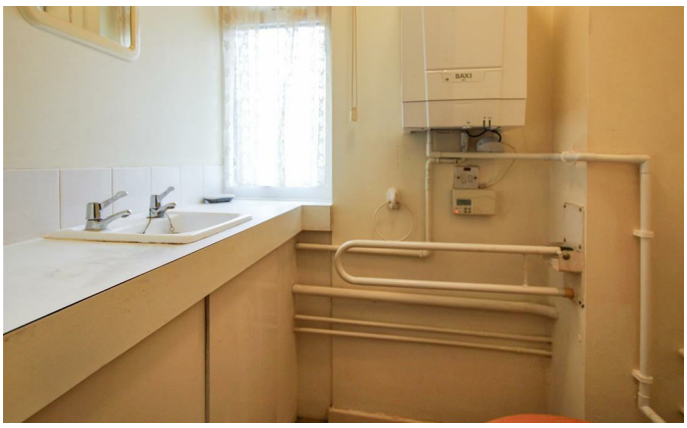
Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London 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.

ENTRANCE HALL
Door to front, stairs to first floor, storage cupboard.









KITCHEN
16'11 x 8'8 (5.16m x 2.64m)
Range of matching wall and base units with space and plumbing for appliances, sink with mixer taps, window to front, Herringbone style flooring, radiator, open through to:

LIVING ROOM
17'6 x 9'9 (5.33m x 2.97m)
French doors opening onto garden, window to rear, radiator.

WC
Suite comprising low level WC, vanity wash hand basin, wall mounted gas boiler, window to front, radiator.

SECOND FLOOR
Loft access, airing cupboard.

BEDROOM
11'4 x 11'1 (3.45m x 3.38m)
Window to front, bult in wardrobes, radiator.

BEDROOM
12'10 x 9'1 (3.91m x 2.77m)
Window to rear, built in wardrobes, radiator.

BEDROOM
8'1 x 7'3 (2.46m x 2.21m)
Window to rear, radiator.

BATHROOM
Suite comprising low level WC, pedestal wash hand basin, shower with glass screens, radiator, window to front.

Outside
Front: Low maintenance gardens enclosed by red brick wall with gated access. overlooking small green to the front.

Rear: Low maintenance gardens being mainly laid to patio enclosed by timber fencing, timber built shed, brick built outbuilding.

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

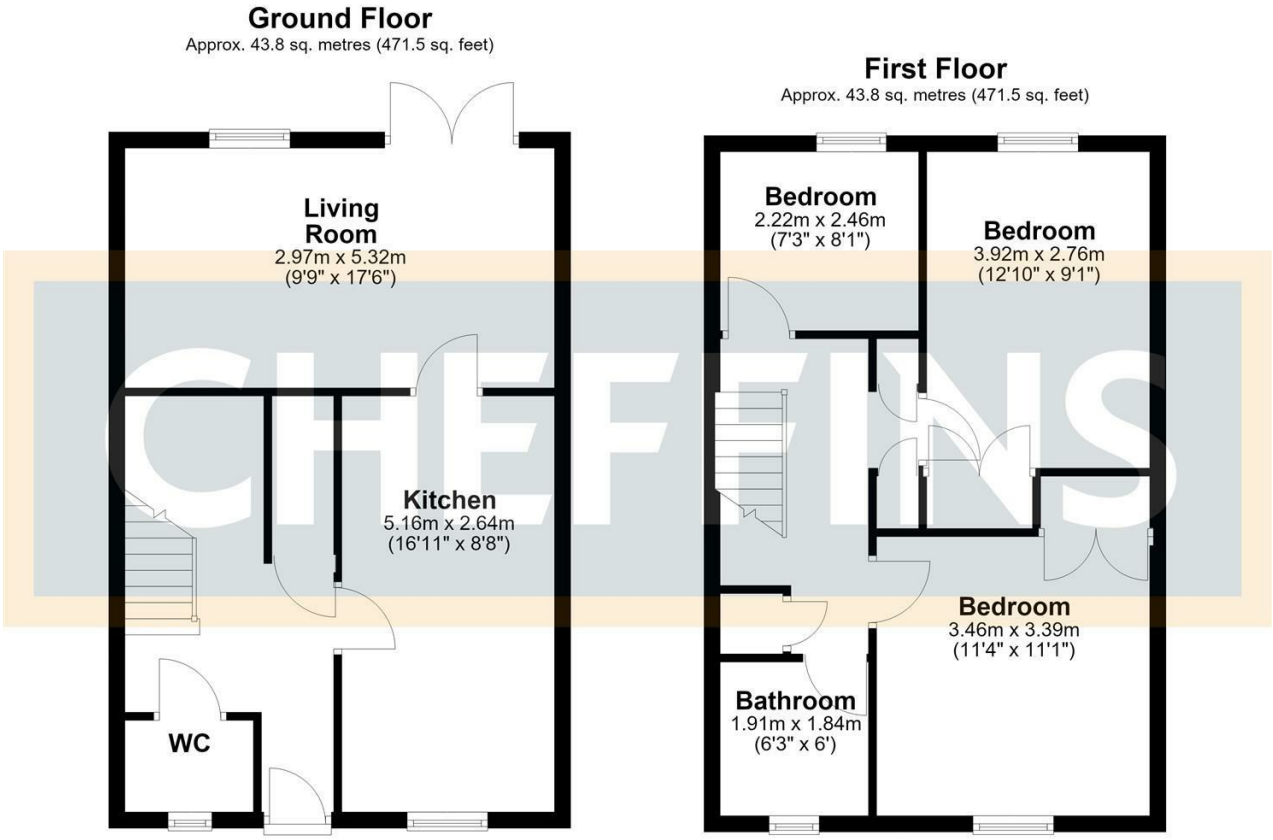
Viewings Strictly by appointment through the selling agents.

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.



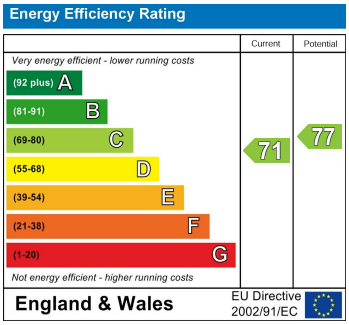


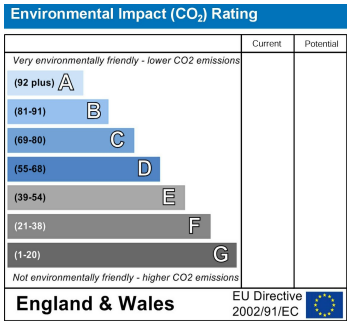
Total area: approx. 87.6 sq. metres (943.0 sq. feet)

Note: Not to scale –
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings





Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.
   If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.

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