



Camps Road, Haverhill, CB9 8JY



## Camps Road

Haverhill,  
CB9 8JY

**\*END OF CHAIN\*** A well presented two bedroom, second floor flat located close to the town centre and local amenities. Benefitted by a modern kitchen, three piece bathroom suite and one allocated parking space. (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, 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.



Guide Price £154,950



**ENTRANCE HALL**

Storage cupboard, doors to:

**LIVING/DINING ROOM**

Two windows to front, storage heater, open to:

**KITCHEN**

Fitted with matching base and eye level units, stainless steel sink, electric cooker with hob and extractor over, plumbing for washing machine, space for fridge/freezer.

**BEDROOM ONE**

Window, storage heater.

**BEDROOM TWO**

Window, storage heater.

**BATHROOM**

Three piece suite comprising low level wc, pedestal hand wash basin, panelled bath with shower over, extractor fan.

**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 made us aware that the ground rent at the property is £50 per annum and the annual service charge is £2081.42.

VIEWINGS By appointment through the Agents.

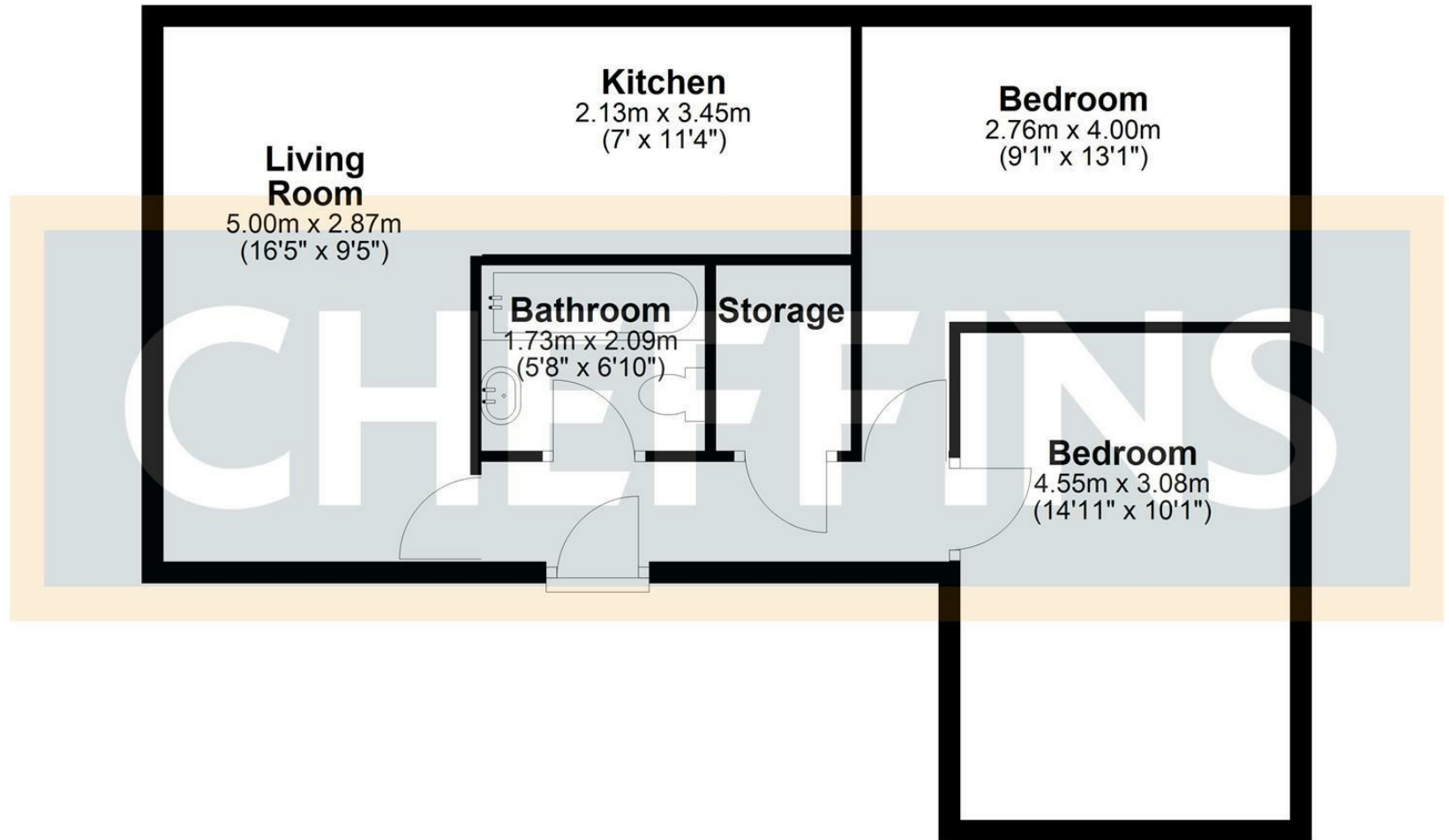
SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.

# Ground Floor

Approx. 60.0 sq. metres (645.4 sq. feet)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</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>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	Potential
80	83

England & Wales E.U. Directive 2002/91/EC

Guide Price £154,950

Tenure - Leasehold

Council Tax Band - B

Local Authority - West Suffolk

Total area: approx. 60.0 sq. metres (645.4 sq. feet)

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: 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.

