



Wratting Road, Haverhill, CB9 0DA

CHEFFINS

Wratting Road

Haverhill,
CB9 0DA

A well presented three bedroom Victorian House occupying a convenient position close to the town centre and its amenities. The property is benefitted by it's generous living accommodation, modern re-fitted bathroom suite. There is a driveway at the rear of the property, and is offered for sale with no onward chain (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.

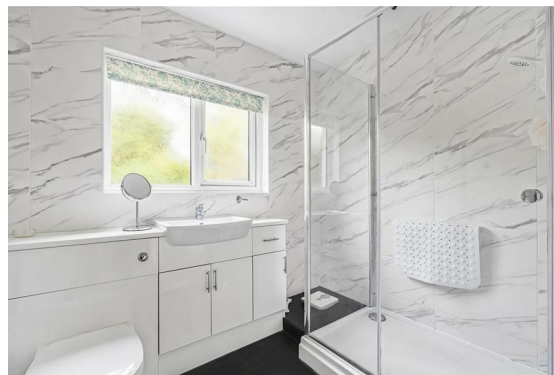
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

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, 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

£265,000





GROUND FLOOR

ENTRANCE PORCH

Window to front, door to:

LIVING ROOM

Gas fireplace, bay window to front, two radiators, door to stairs and through to:

DINING ROOM

Understairs storage cupboard, radiator, window to rear, door to:

KITCHEN

Matching base and eye level units, stainless steel sink, space for cooker with extractor over, under counter space for fridge and freezer, plumbing for washing machine, boiler, window to side, sliding door to:

REAR PORCH

Door to garden, storage cupboards, door to:

WC

Modern, re-fitted three piece suite comprising shower enclosure, low wc, vanity hand wash unit, obscure window, heated towel rail.

FIRST FLOOR

BEDROOM ONE

Two windows to front, radiator, storage cupboard.

BEDROOM TWO

Window to rear, radiator, door to:

BEDROOM THREE

Window to rear, radiator.

OUTSIDE

Rear Garden made up of laid lawn, matured shrubs. Off road parking to the rear.

AGENTS NOTE

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

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.



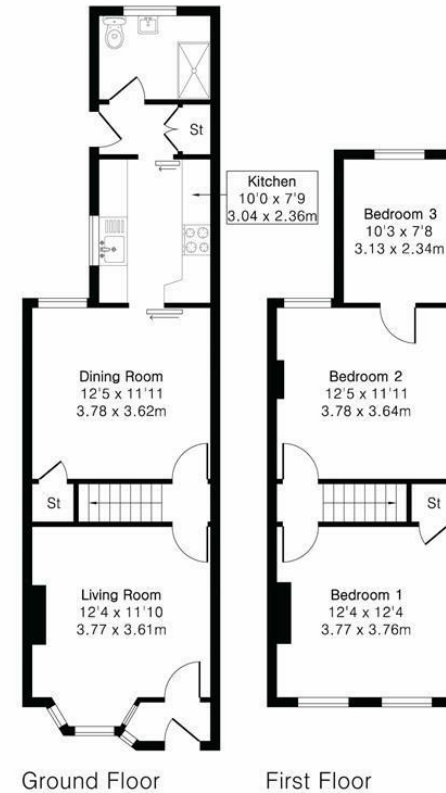
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	77
EU Directive 2002/91/EC		

£265,000
 Tenure – Freehold
 Council Tax Band – B
 Local Authority – West Suffolk

Approximate Gross Internal Area 931 sq ft - 86 sq m

Ground Floor Area 517 sq ft – 48 sq m

First Floor Area 414 sq ft – 38 sq m



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.

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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.

