



Beavis Drive, Haverhill, CB9 7JA

**CHEFFINS**

## Beavis Drive

Haverhill,  
CB9 7JA

Offered for sale with no onward chain is a well presented three bedroom, detached property offering spacious living accommodation, utility, ensuite to master bedroom and covered carport for two vehicles. (EPC Rating B)

### 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.

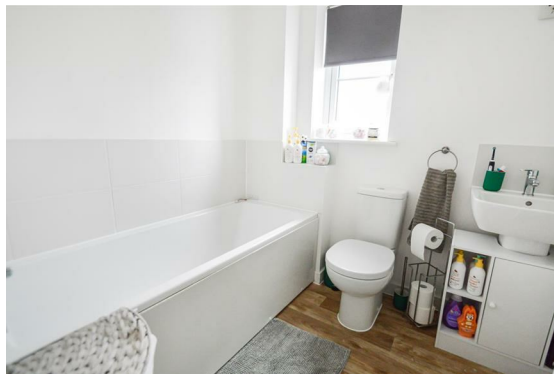
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town provides it with growing residential, commercial and leisure facilities.

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.

3 2 1

Guide Price £325,000





## GROUND FLOOR

### ENTRANCE HALL

Radiator, stairs to first floor, doors to:

### LIVING ROOM

Radiator, window to front, French doors to garden.

### KITCHEN/DINER

Fitted with matching base and eye level units with worktop over, space and plumbing for washing machine, stainless steel sink, electric cooker with gas hob and extractor over, space for fridge/freezer, breakfast bar for seating, dual aspect windows, radiator, door to:

### UTILITY ROOM

Plumbing and space for washing machine and tumble dryer, worktop over, door to rear garden.

### WC

Two piece suite comprising low level wc, pedestal hand wash basin, radiator.

## FIRST FLOOR

### LANDING

Airing cupboard, window to rear, doors to:

### BEDROOM ONE

Window to side, radiator, door to:

### ENSUITE

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

### BEDROOM TWO

Window to front, radiator.

### BEDROOM THREE

Window to side, radiator.

### BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc, pedestal hand wash basin, radiator, obscure window.

## OUTSIDE

Immediate patio area upon leaving the living room and utility, providing seating for entertaining, with the remainder of the garden being laid lawn. Enclosed by partial brick wall and timber fencing, with a side access gate to the front of the property.

## PARKING

Carport providing covered parking for two vehicles.

## 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 confirmed there is a service charge of £350 per annum.

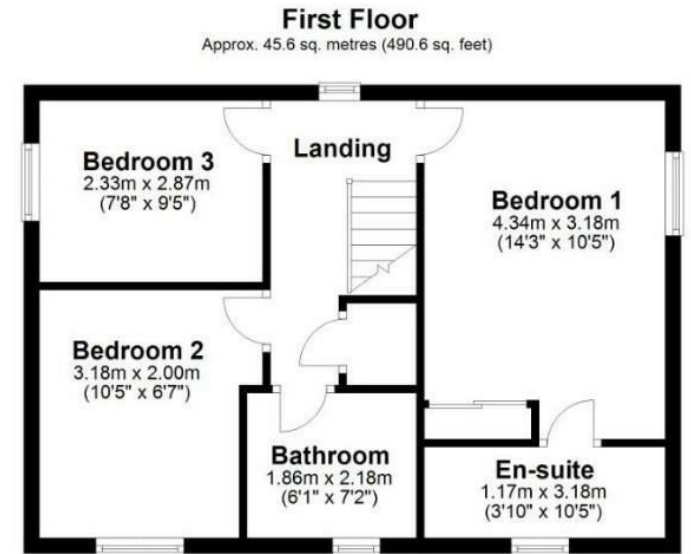
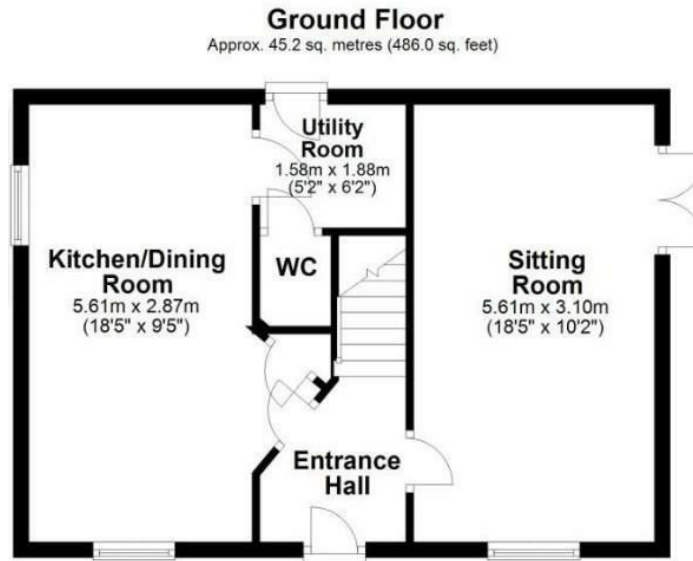
## VIEWINGS

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
83	96
<small>Very energy efficient - lower running costs</small> (12 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> <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Guide Price £325,000

Tenure - Freehold

Council Tax Band - C

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: 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.

