



Elmhurst Close, Haverhill, CB9 8EG

CHEFFINS

Elmhurst Close

Haverhill,
CB9 8EG

Offered for sale with no onward chain is a three bedroom mid-terrace property located in the centre of Haverhill, close to the town centre and local amenities. Benefitting from a deceptively spacious rear garden, garage and parking for one vehicle. (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.

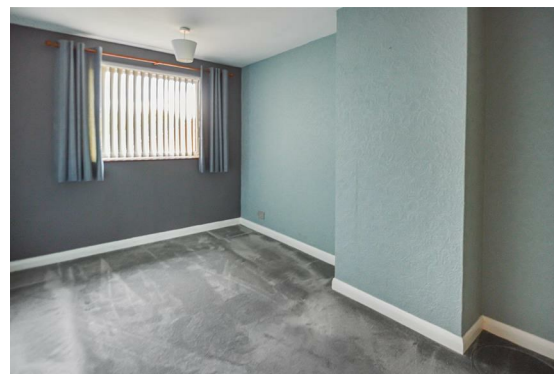
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town provides it with growing residential, commercial and leisure facilities.

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 1 2

Guide Price £240,000





GROUND FLOOR

ENTRANCE HALL

Window to front, panel heater, door to:

SITTING ROOM

Window to front, radiator, stairs, open plan to:

DINING ROOM

Radiator, sliding patio doors to garden, door to Storage cupboard, door to Storage cupboard, open plan to:

KITCHEN

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl sink with mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven, four ring gas hob with extractor hood over, window to rear.

FIRST FLOOR

BEDROOM ONE

Window to front, radiator.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to front, radiator, double door to wardrobe.

SHOWER ROOM

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin, low-level WC and heated towel rail, obscure window to rear.

OUTSIDE

A generous low maintenance rear garden, split across two levels with a large patio area for seating and space for a vegetable garden. There is further space to the top level for storage, with a personal access door to the rear garage. The garden is enclosed by timber fencing with a rear access gate.

GARAGE AND PARKING

Single garage with up and over door, personal access door into the garden. One parking space in front of the garage.

AGENTS NOTE

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.



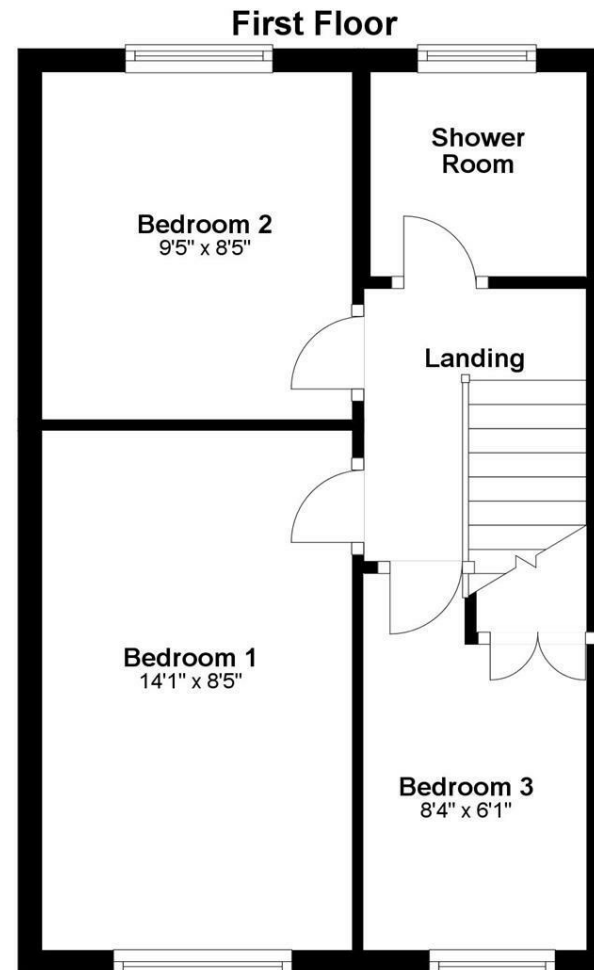
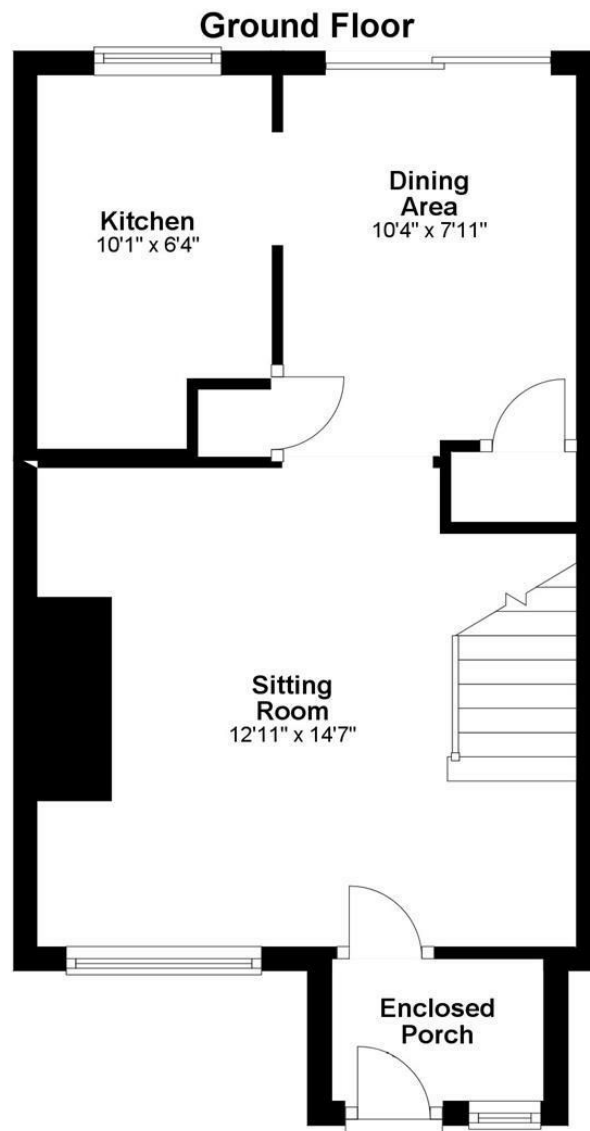
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	80
	EU Directive 2002/91/EC	

Guide Price £240,000

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>.

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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.



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