



Crowland Road, Haverhill, CB9 9LE

CHEFFINS

Crowland Road

Haverhill,
CB9 9LE

Offered for sale with no onward chain is an extended two bedroom end terrace house located close to the town centre. The property benefits from two reception rooms and low maintenance rear garden. (EPC Rating TBC)

LOCATION



Guide Price £187,500





GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, door to:

SITTING ROOM

Window to front, feature fireplace, open to:

LOUNGE/DINING ROOM

Feature fireplace, door to stairs leading to basement storage area, double doors to:

KITCHEN

Wall and base units with wood worktop over, stainless steel 1 1/2 bowl sink with mixer tap and drainer, integrated electric oven and hob, cupboard with plumbing for washing machine, double doors to garden

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

Window to front, open to storage cupboard housing boiler

BEDROOM TWO

Window to rear

BATHROOM

Three piece suite comprising panelled bath with mixer taps and shower over

with glass shower screen, wc, wash hand basin, window to rear

STUDIO

MULTI USE STUDIO CURRENTLY USED AS THERAPY ROOM WITH POWER AND INSULATION

AGENTS NOTE

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.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(12 plus) A		83	
(81-91) B			
(69-80) C		57	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Guide Price £187,500

Tenure – Freehold

Council Tax Band – A

Local Authority – West Suffolk

Ground Floor



Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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