

Meeting Walk, Haverhill, CB9 8EF

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Haverhill,
CB9 8EF

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Guide Price £385,000

A splendid three bedroom, detached bungalow which has been fully refurbished by the current vendors. The property benefits from underfloor heating throughout, a modern refitted kitchen/diner, beautiful three piece bathroom suite, unoverlooked rear garden and off road parking for several vehicles. (EPC Rating D)



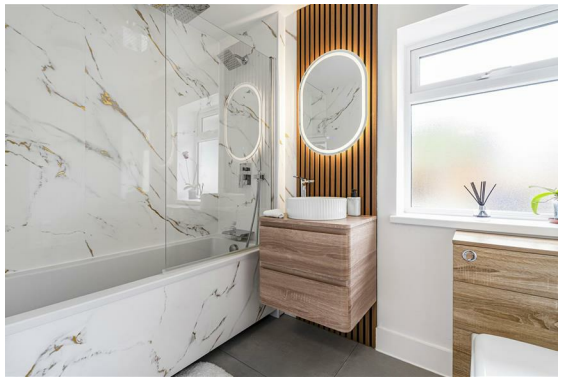
LOCATION

Haverhill is a thriving and popular market town 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 provide it with growing residential, commercial and leisure facilities.

Currently 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.





ENTRANCE HALL
Underfloor heating, storage cupboard, access to all rooms.

LIVING ROOM
Dual aspect windows, built in entertainment unit with storage, underfloor heating.

MAIN BEDROOM
Triple aspect windows, front facing, underfloor heating.

BEDROOM TWO
Double room, underfloor heating, dual aspect windows.

BEDROOM THREE/ DRESSING ROOM
Underfloor heating, window to side.

BATHROOM
Three piece bathroom suite consisting of bath with shower over head, vanity sink and WC, heated towel rail, underfloor heating.

KITCHEN
Matching wall and base units, integrated oven with microwave above, four ring gas hob with extractor over, integrated fridge/freezer, stainless steel sink with drainer, plumbing and space for washing machine, space for tumble dryer, window to rear, door to:

CONSERVATORY
UPVC construction, door to side.

DRIVEWAY
Off road parking for several vehicles, throughout an electric gated entry to the rear.

OUTSIDE
A low maintenance rear garden, laid to lawn with a generous decking area to the side and rear for seating and entertaining. Enclosed by timber fencing with gated access for parking.

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.

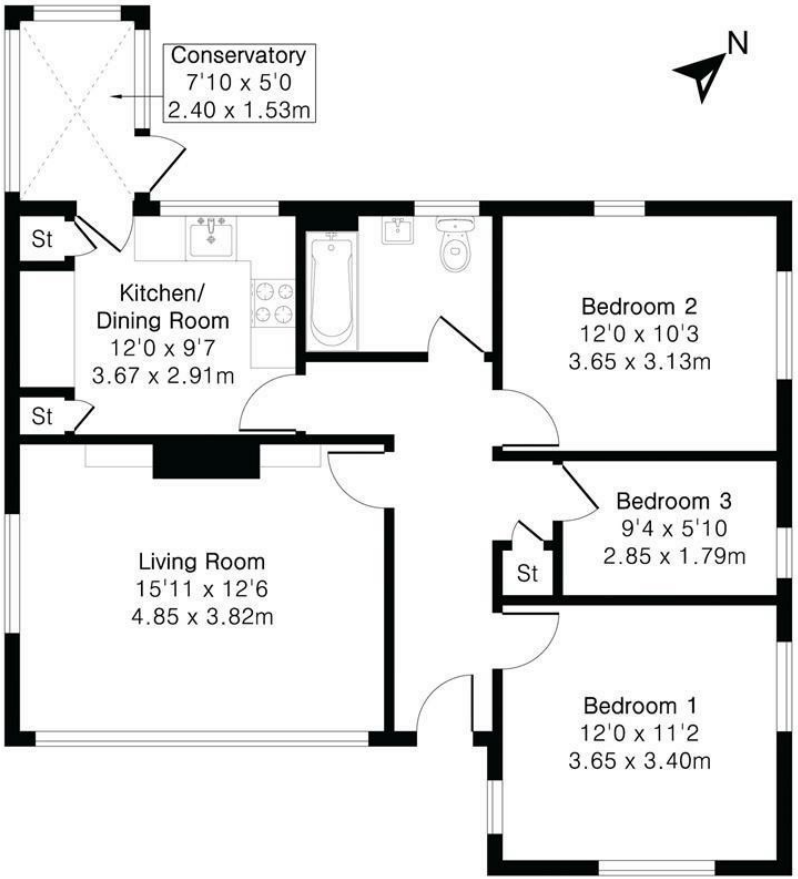
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

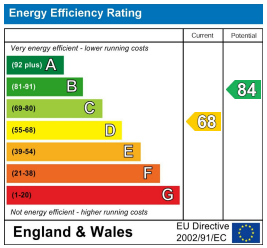






Approximate Gross Internal Area 854 sq ft - 79 sq m





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Tenure - Freehold
Council Tax Band - D
Local Authority - West Suffolk

PINKPLAN

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.

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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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