



Boyton Close, Haverhill, CB9 0DZ

CHEFFINS

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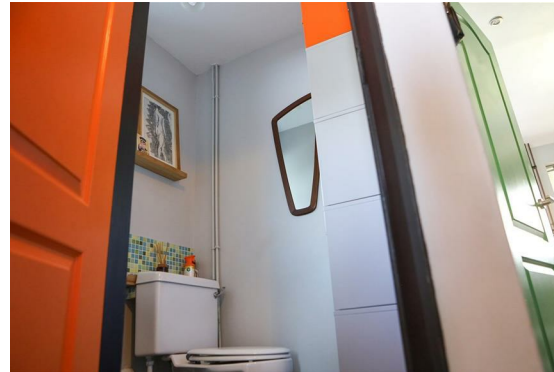
- Popular Boyton Hall Development
- Open Plan Kitchen/Diner
- Garage and Driveway
- Ground Floor WC
- Freehold
- EPC Rating D

A wonderfully presented three bedroom, semi-detached property situated on the popular Boyton Hall development, benefitting from a generous lounge, kitchen/diner, ground floor WC, garage and driveway. (EPC Rating D)



Offers In Excess Of £323,000





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, 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.

GROUND FLOOR

ENTRANCE HALL

Understairs storage cupboard, doors to:

WC

Two piece suite comprising low level wc, hand wash basin, obscure window.

LIVING ROOM

Dual aspect windows, radiator, feature fireplace.

KITCHEN/DINER

Fitted with base level units, with worktop over, stainless steel sink, plumbing and space for washing machine, space for fridge/freezer, dual aspect windows, radiator, boiler, French doors to rear garden.

FIRST FLOOR

LANDING

Storage cupboard, window to front, doors to:

BEDROOM ONE

Window to rear, radiator.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to front, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc, pedestal hand wash basin, heated towel rail, extractor fan, obscure window.

OUTSIDE

A well maintained rear garden which is predominantly laid lawn, with a shingle area for seating. A path leads towards a timber built workshop to the rear with power and lighting connected, with mature shrubs surrounding. Enclosed by timber fencing with an access gate to the front of the property.

PARKING

Single garage with up and over door. Driveway space for one vehicle.

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 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.



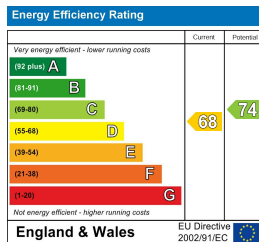
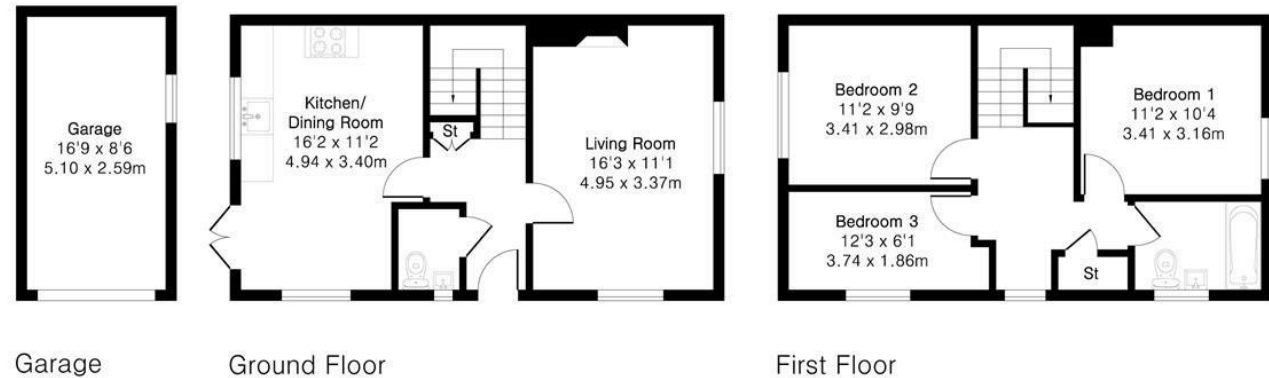


**Approximate Gross Internal Area 938 sq ft - 88 sq m
(Excluding Garage)**

Ground Floor Area 469 sq ft – 44 sq m

First Floor Area 469 sq ft – 44 sq m

Garage Area 142 sq ft – 13 sq m



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Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk



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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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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