



Chapple Drive, Haverhill, CB9 0DJ

**CHEFFINS**



## Chapple Drive

Haverhill,  
CB9 0DJ

A three bedroom mid terrace home situated in a sought after residential area in Haverhill. The property is within walking distance to local schools and would make an ideal first time buyer or Investment property with accommodation comprising lounge, dining room, kitchen, three bedrooms, family bathroom & front and rear gardens. (EPC Rating D)

### LOCATION

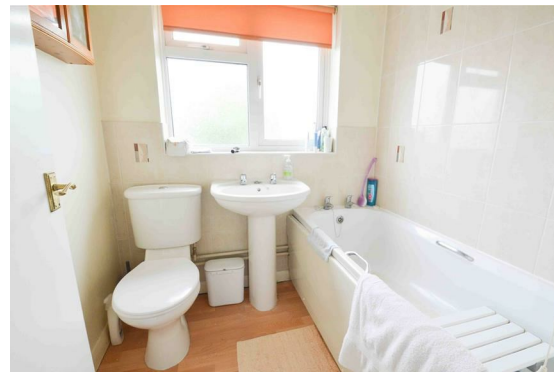
Haverhill is a thriving and popular market town and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street. Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town 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.

3 1 2

Guide Price £235,000





## GROUND FLOOR

### PORCH

Window to front, door to:

### LOUNGE

Gas fireplace, radiator, window to front, stairs to first floor, open to:

### DINING ROOM

Two storage cupboards, radiator, door to lean to, open to:

### KITCHEN

Fitted with base and eye level units, stainless steel sink, plumbing for washing machine, space for fridge/freezer, space for cooker with extractor over, window to rear.

### LEAN TO

Radiator, door to garden.

## FIRST FLOOR

### LANDING

Loft access, doors to:

### BEDROOM ONE

Window to front, radiator.

### BEDROOM TWO

Window to rear, radiator.

### BEDROOM THREE

Window to front, radiator.

### BATHROOM

Three piece suite comprising panelled bath, low level wc, pedestal hand wash basin, radiator, window to rear.

## OUTSIDE

The front garden is mainly laid to lawn with established borders & pathway to front access. The rear garden is enclosed by fencing with patio area & remainder laid to lawn. There is on road parking available to the front & rear of the property.

## AGENTS NOTE

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

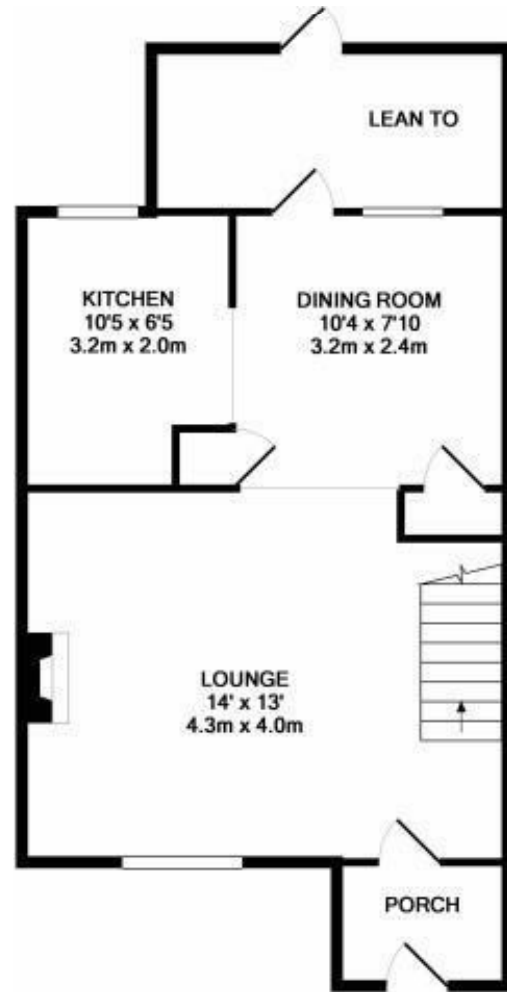
Special Notes -

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

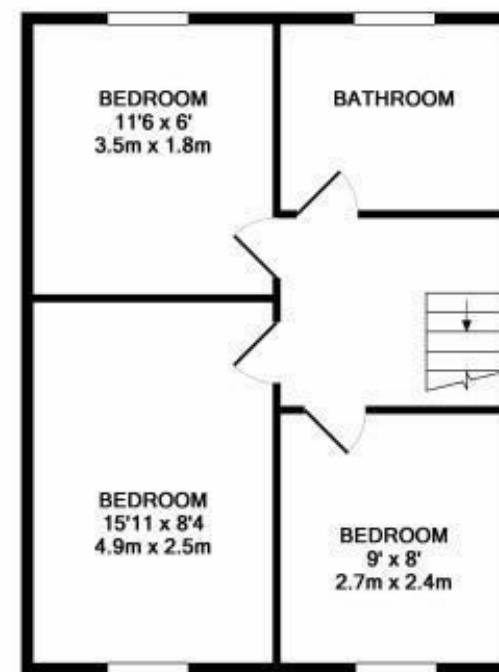
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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





GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	84
(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	EU Directive 2002/91/EC

Guide Price £235,000

Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

