



Hamlet Road, Haverhill, CB9 8EP



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A spacious Victorian ground floor apartment within walking distance to the town centre boasting a wealth of original features with high ceilings, picture rails, wood burning stove and exposed floorboards. The property would be an ideal investment or first time purchase, offered for sale with no onward chain. (EPC rating F)

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.



Guide Price £145,000





COMMUNAL ENTRANCE HALL

Door to front, doorway leading into ground floor apartment.

LOUNGE

15' 8" x 14' 3" (4.78m x 4.34m)

Two sash window, wood burner, floorboards, electric storage heater, door to front.

KITCHEN AREA

10' 0" x 5' 8" (3.05m x 1.73m)

Open plan to lounge, range of wall and base units with work surface over, stainless steel sink unit with taps over, space for fridge freezer, space for cooker.



INNER HALLWAY

Airing cupboard, plumbing for washing machine.

BEDROOM

11' 11" x 9' 3" (3.63m x 2.82m)

Double doors opening onto shared garden, electric storage heater, window to side.

BATHROOM

5' 8" x 6' 1" (1.52m x 1.82m)

Suite comprising low level WC, pedestal wash hand basin, side panelled bath with shower over, extractor fan.



OUTSIDE

Front: communal shingled parking area with ample parking and one allocated space with this property. Rear: Shared rear gardens being mainly laid to shingle with, garden shed and timber storage shed.

LEASE INFORMATION

We have been advised by the current owner that the remaining lease length is 962 years. We have also been advised that the ground rent and service/maintenance charge is £740 per annum, this includes buildings insurance

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

Tree has been removed from the garden as this was affecting the neighbouring property patio.

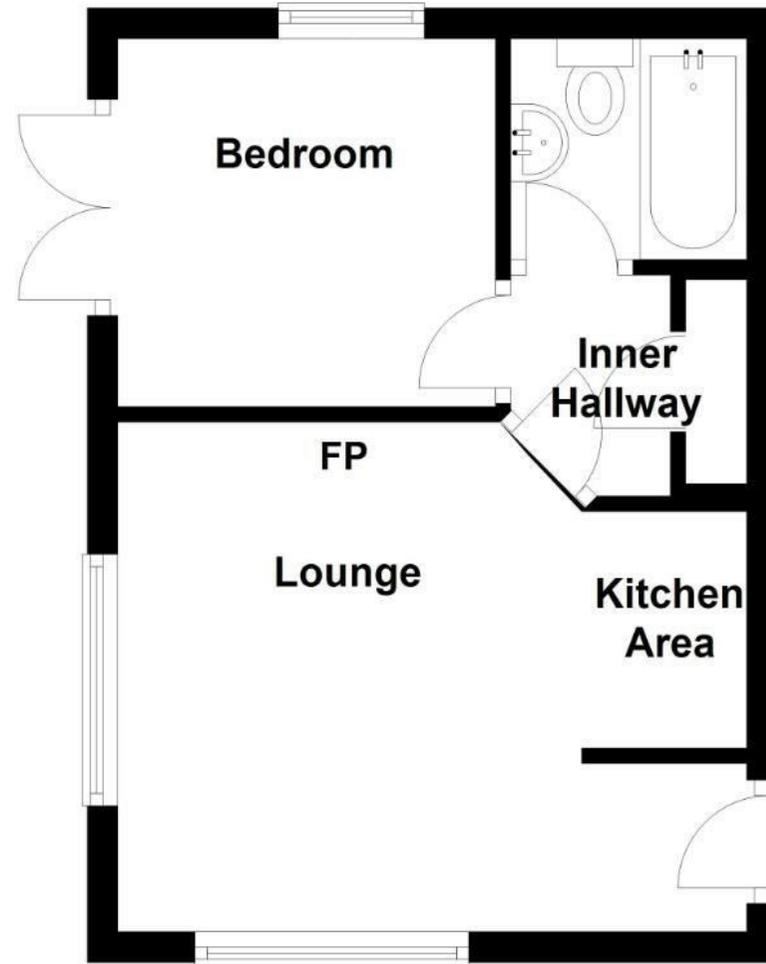
VIEWINGS By appointment through the Agents.

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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	71
(55-68) D	
(39-54) E	
(21-38) F	38
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £145,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - West Suffolk

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

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.

