

CHEFFINS

Chedburgh Place

Haverhill,
CB9 0AJ

A beautifully presented three bedroom end terrace family home, situated on the popular Chalkstone development. Improved throughout by the current vendors and benefitting from an extended kitchen/diner, conservatory, and modern three piece bathroom suite.

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 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.

3 1 2

Guide Price £247,500





GROUND FLOOR

ENTRANCE HALL

Three built-in storage cupboards, radiator, door to wc, door to:

KITCHEN/DINING ROOM

Fitted with matching base and eye level units with worktop over, stainless steel sink, integrated dishwasher, integrated washing machine, integrated tumble dryer, induction hob with extractor over, eye level oven, built in fridge/freezer, built in larder cupboard, window to front, dining area, stairs to first floor, understairs storage cupboards, radiator, door to living room, double doors to:

CONSERVATORY

Half brick and upvc construction, power and lighting connected, radiator, French doors to rear garden.

LIVING ROOM

Window to front, radiator, French doors to rear garden.

WC

Low level wc, vanity hand wash basin, obscure window to side.

FIRST FLOOR

LANDING

Large airing cupboard housing boiler and storage, loft access, doors to:

BEDROOM ONE

Window to rear, radiator.

BEDROOM TWO

Window to rear, radiator, storage cupboard.

BEDROOM THREE

Window to front, radiator, storage cupboard.

BATHROOM

Three piece suite comprising P-shaped bath with shower over, low level wc, vanity hand wash unit, heated towel rail, obscure window to front.

GARDEN

The property enjoys a generous rear garden which is predominantly laid lawn, with two shingle areas for seating. Enclosed by timber fencing and a pathway leading to a rear access gate.

AGENTS NOTE

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

The property has been recently improved throughout by the current vendors, including a new boiler, conservatory, new double glazed windows, refitted kitchen and bathroom suite.

Please note, the vendor of this property is an employee of Cheffins.

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.

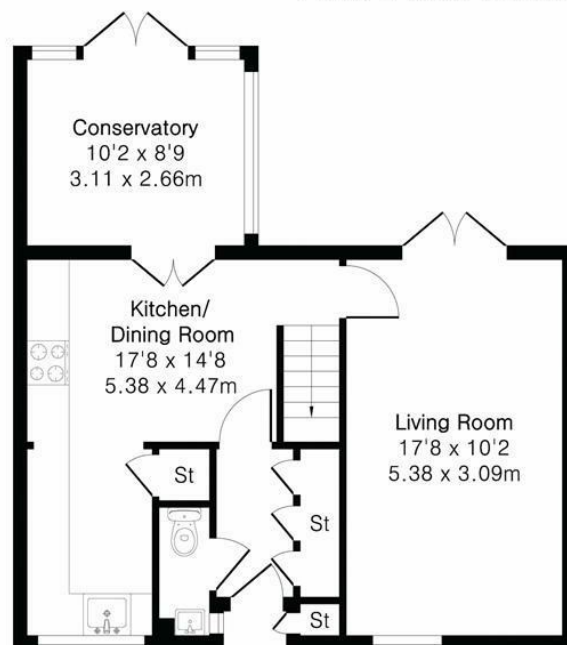




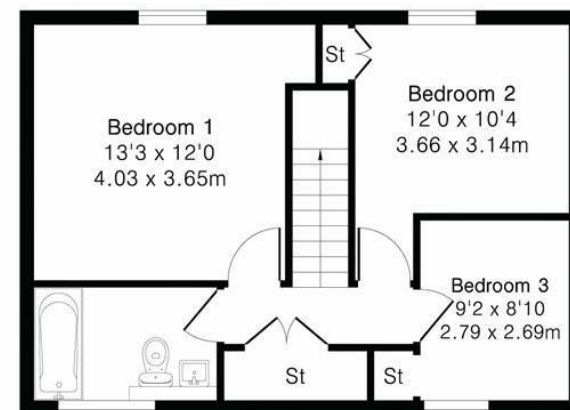
Approximate Gross Internal Area 976 sq ft - 90 sq m

Ground Floor Area 532 sq ft – 49 sq m

First Floor Area 444 sq ft – 41 sq m



Ground Floor



First Floor

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(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 £247,500

Tenure – Freehold

Council Tax Band – B

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.

CHEFFINS

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.

