



Larks Close, Haverhill, CB9 0JT

CHEFFINS

Larks Close

Haverhill,
CB9 0JT

A one bedroom terraced property, perfect for a first-time buyer or investment, benefiting with a re-fitted kitchen, shower room and private rear garden. Offered for sale with no onward chain (EPC rating D)

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 £185,000





GROUND FLOOR

PORCH

Window to side, storage cupboard, door to:

ENTRANCE HALL

Under stairs storage cupboard, radiator, double doors to:

KITCHEN

Window to front, base and eye level units with worktops over, single drainer stainless steel sink unit with cupboard beneath,, eye level electric oven, four ring ceramic hob, plumbing for washing machine, integrated dishwasher.



LIVING ROOM

French doors to rear garden, windows to rear, radiator, storage cupboard, stairs to first floor.

FIRST FLOOR

BEDROOM ONE

Two windows to rear, two built in storage cupboards, one housing boiler, radiator.



BATHROOM

Three piece suite comprising electric shower, pedestal hand wash basin, low level wc, obscure window, extractor fan.

OUTSIDE

Front garden is mainly paved with a pathway to the front door. The rear garden is paved patio, with mature hedges and a rear gate for access.

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.

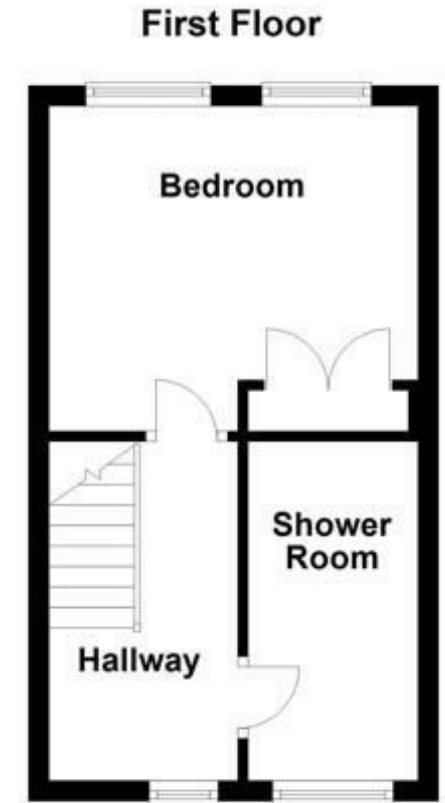
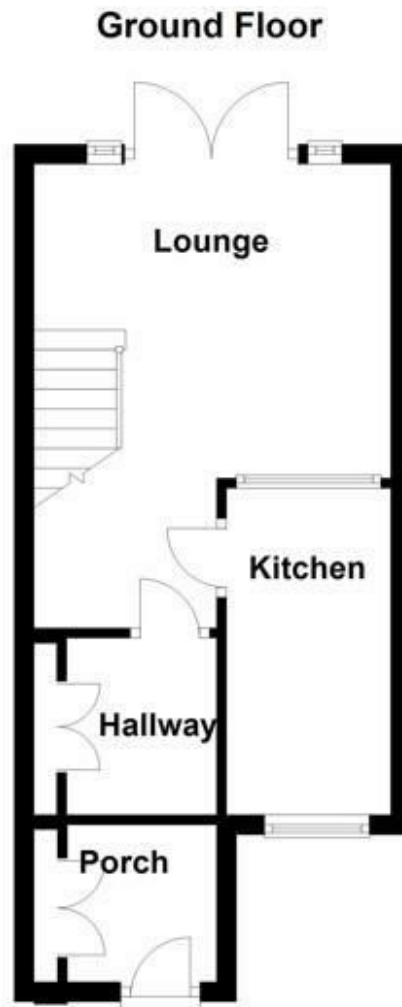
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Tenure – Freehold

Council Tax Band – A

Local Authority – West Suffolk



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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