



Hamlet Road, Haverhill, CB9 8EH

CHEFFINS

Hamlet Road

Haverhill,
CB9 8EH

A beautifully presented and extended, four bedroom end of terraced family home. The property is highly benefitted by it's stunning interior with a modern, refitted kitchen, ensuite to master bedroom, outdoor home office and driveway for multiple vehicles. (EPC Rating TBC)

4 2 1

Guide Price £325,000

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, gymnasia, 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

PORCH

Window to front, storage cupboard, radiator, door to:

LIVING ROOM

Electric fireplace, dual aspect windows, radiator, stairs to first floor.

DINING ROOM

Window, radiator, open plan to:

KITCHEN

Refitted base and eye level units, 3x electric ovens, four ring gas hob with extractor over, plumbing for washing machine, space for fridge/freezer, stainless steel sink, radiator, window to rear, French doors to rear garden, door to:

WC

Two piece suite comprising low level wc, wash hand basin, radiator, extractor fan.

FIRST FLOOR

LANDING

Doors to:

BEDROOM ONE

Built in wardrobes, window to front, radiator, door to:

ENSUITE

Refitted three piece suite comprising shower enclosure, vanity hand wash sink unit, low wc, heated towel rail, extractor fan, obscure window.

BEDROOM TWO

Fitted wardrobes, cupboard housing boiler, window to front, radiator.

BEDROOM THREE

Fitted wardrobes, window to rear, radiator.

BEDROOM FOUR/STUDY

Window to rear, radiator.

BATHROOM

Three piece suite comprising panelled bath, vanity hand wash sink unit, low wc, heated towel rail, obscure window.

OUTSIDE

The rear garden is low maintenance, split level paved patio with side access to the front of the property and the potential to extend (STP). To the rear of the property is an outbuilding with one side used for storage, and the other as a home office/garden room.

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		
(92-100) 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 £325,000

Tenure – Freehold

Council Tax Band – C

Local Authority – West Suffolk

**Approximate Gross Internal Area 1082 sq ft - 100 sq m
(Excluding Outbuilding)**

Ground Floor Area 562 sq ft – 52 sq m

First Floor Area 520 sq ft – 48 sq m

Outbuilding Area 159 sq ft – 15 sq m



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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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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