Boleyn Way, Haverhill, CB9 9PJ

CHEFFINS

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Haverhill,
CB9 9PJ

3 2 1

Guide Price £340,000

Offered for sale with no onward chain is a three bedroom detached property situated in a popular residential location, close to the Cambridge side of town. Benefitting from two reception rooms, generous kitchen, ensuite to master bedroom, single garage and driveway. (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, 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.

DESCRIPTION

GROUND FLOOR

ENTRANCE HALL Radiator, stairs, door to Storage cupboard.

WC Window to front, fitted with two piece suite with wash hand basin and low-level wc, radiator.

KITCHEN 4.96m x 3.03m (16'3" x 9'11") max. Fitted with a matching range of base and eye level units, sink with mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven, window to front, radiator, door to side, door to:

DINING AREA 2.85m x 2.59m (9'4" x 8'6") Radiator, french double doors to garden, open plan to:

SITTING ROOM 4.33m x 3.46m (14'2" x 11'4") Box window to rear, two radiators.

FIRST FLOOR

LANDING Door to Airing cupboard, door to:

BEDROOM 1 3.51m x 3.00m (11'6" x 9'10") Window to rear, radiator, double door to Storage cupboard.

EN SUITE SHOWER ROOM Fitted with three piece suite comprising shower enclosure, pedestal wash hand basin and low-level WC, window to rear, radiator.

BEDROOM 2 3.51m x 2.64m (11'6" x 8'8") Window to rear, radiator.

BEDROOM 3 2.72m x 2.17m (8'11" x 7'1") Window to front, radiator.

BATHROOM Three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, obscure window, radiator.

GARAGE & DRIVEWAY The property has the benefit of a single garage and driveway adjacent to the property with up and over door power and lighting connected.

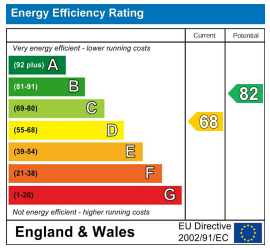
AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

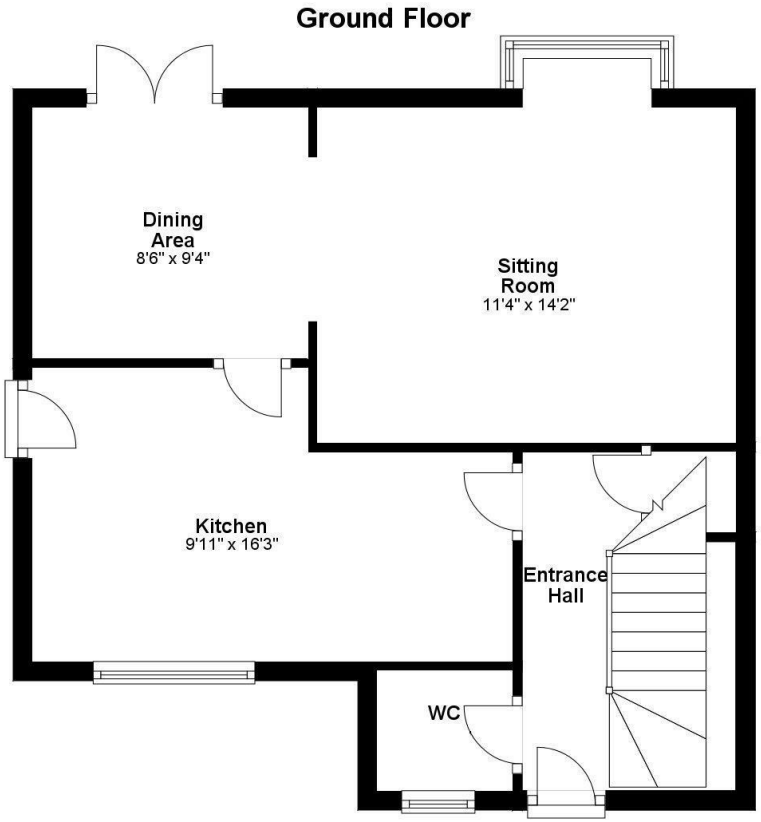
VIEWINGS
By appointment through the Agents.

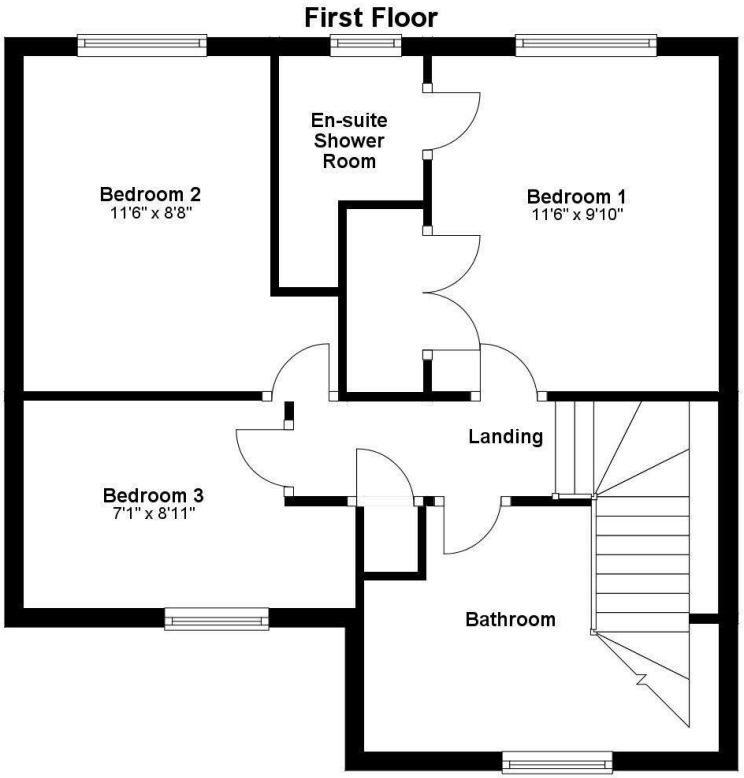
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.







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Tenure - Freehold

Council Tax Band - C

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

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