



Eden Road, Haverhill, CB9 8DX

CHEFFINS

Eden Road

Haverhill,
CB9 8DX

A two bedroom Victorian terrace house close to the town centre. The property has two reception rooms and a re fitted kitchen & first floor bathroom. 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 £179,995





GROUND FLOOR

SITTING ROOM 3.46m x 3.16m (11'4" x 10'4")
Window to front, open fireplace, radiator, door to:

DINING AREA 2.75m x 2.36m (9' x 7'9")
Window to rear, radiator, stairs, open plan to Kitchen, door to Storage cupboard.

KITCHEN 2.57m x 1.95m (8'5" x 6'5") Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for fridge/freezer, dishwasher and washing machine, window, door to garden.

FIRST FLOOR

LANDING Door to:

BEDROOM 1 3.46m x 3.11m (11'4" x 10'3")
Window to front, radiator.

BEDROOM 2 2.62m x 2.34m (8'7" x 7'8")
Window to rear, radiator, door to:

BATHROOM Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, obscure window, radiator, door to Boiler cupboard

REAR GARDEN

A low maintenance paved garden, laid to lawn with timber fencing.

This property has permit parking on the street.

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

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.



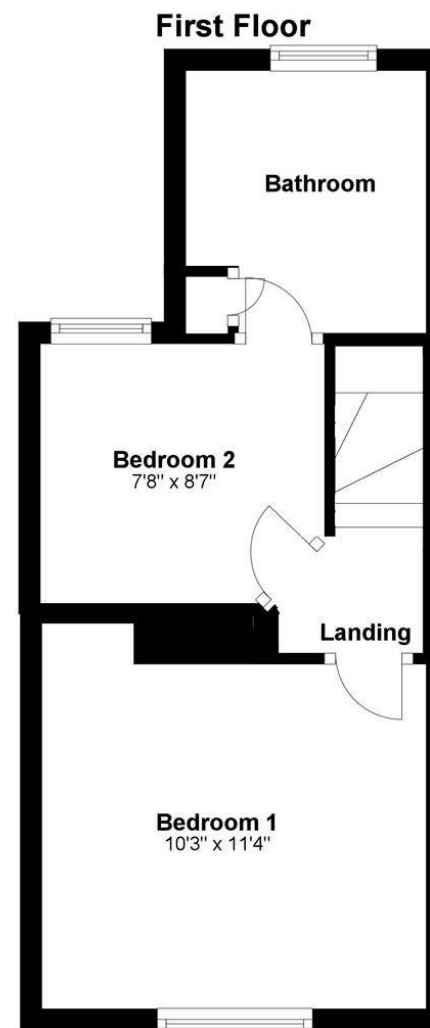
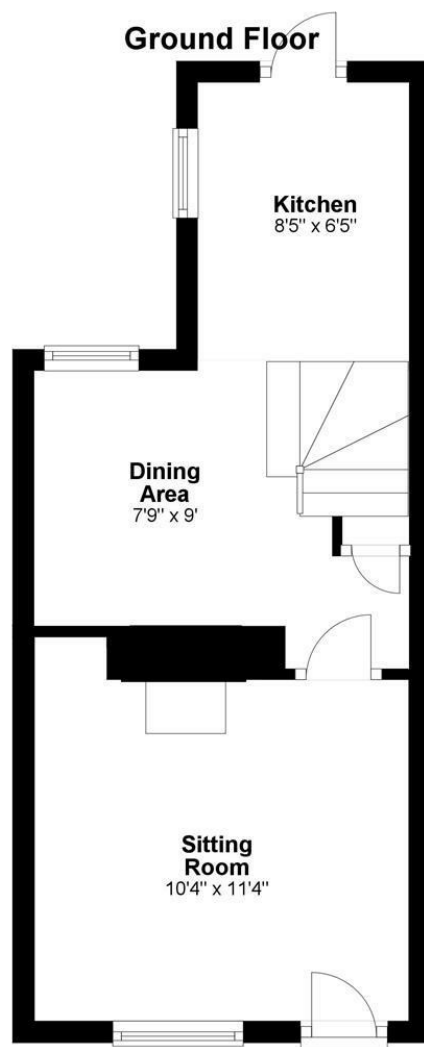
Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		84	
(81-91) B			
(69-80) C		59	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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Tenure - Freehold

Council Tax Band - A

Local Authority - West Suffolk



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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.