



Helions Park Grove, Haverhill, CB9 8BP

CHEFFINS

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Haverhill,
CB9 8BP

A beautifully presented two bedroom semi detached home located in a prime residential cul de sac close to the town centre and local amenities. The property is highly benefitted by it's generous, rear garden, single garage and driveway for two vehicles. (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.

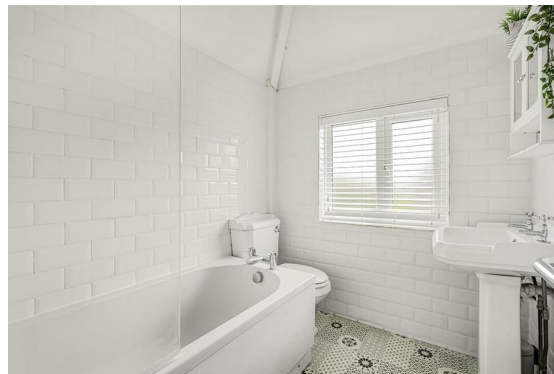
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

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.

2 1 2

Guide Price £260,000





GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, door to:

LIVING ROOM

Bay window to front, feature fireplace, radiator, door to:

KITCHEN

Fitted base and eye level units, butler sink with mixer tap, plumbing for washing machine, Range oven with extractor over, space for fridge/freezer, window to rear, door to:

DINING ROOM

Window, radiator, door to garden.

FIRST FLOOR

BEDROOM ONE

Window to front, radiator, storage cupboard.

BEDROOM TWO

Window to rear, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low wc, pedestal hand wash basin, radiator, extractor fan, obscure window.

OUTSIDE

Generous rear garden, predominantly laid to lawn and enclosed by hedging. Personal access door to garage.

GARAGE AND DRIVEWAY

Single garage with up and over door, power and lighting connected. Driveway for 2 vehicles to the front of the property.

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.

VIEWINGS By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
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	

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Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk



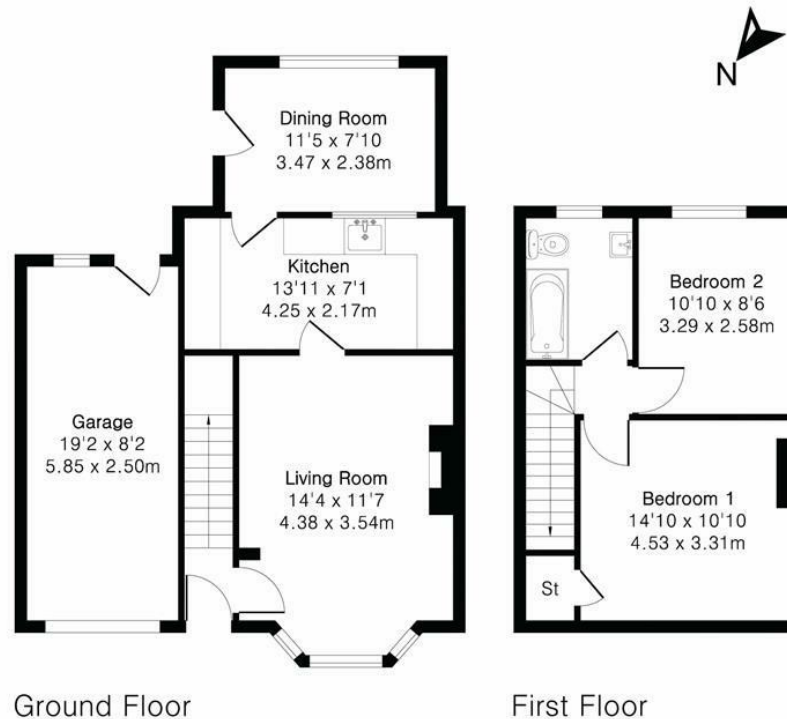
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.

**Approximate Gross Internal Area 740 sq ft - 69 sq m
(Excluding Garage)**

Ground Floor Area 422 sq ft – 39 sq m

First Floor Area 318 sq ft – 30 sq m

Garage Area 157 sq ft – 15 sq m



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.