



Larks Close, Haverhill, CB9 0JT

CHEFFINS

Larks Close

Haverhill,
CB9 0JT

A well presented three bedroom semi-detached family home, benefitting by a generous rear garden 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.

3 2 2

£270,000





GROUND FLOOR

ENTRANCE HALL

Doors to:

WC

Two piece suite comprising low level wc, pedestal hand wash basin, obscure window.

LIVING ROOM

Window to front, radiator, open to:

DINING AREA/KITCHEN

Fitted with base and eye level units, stainless steel sink with mixer tap, plumbing for dishwasher, plumbing for washing machine, space for fridge/freezer, space for cooker with extractor over, radiator, window to rear, French doors to rear garden.

FIRST FLOOR

LANDING

Storage cupboard, doors to:

BEDROOM ONE

Window to rear, radiator.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to front, radiator.

BATHROOM

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

OUTSIDE

A generous, two-tiered garden with a patio area for seating and the remainder being laid lawn. Enclosed by timber fencing with a side access gate.

PARKING

Driveway for two vehicles.

AGENTS NOTE

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		
(92-100) 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		
	68	84
	EU Directive 2002/91/EC	

£270,000

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk

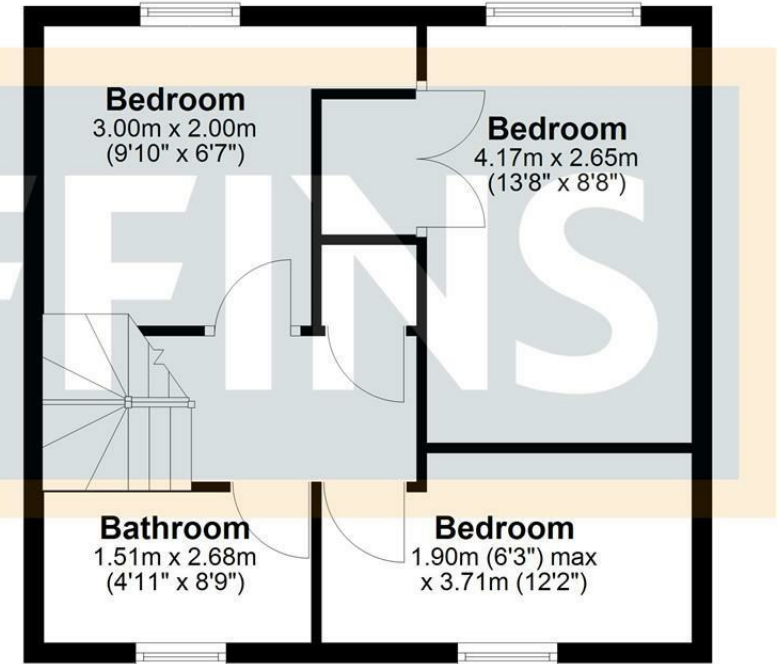
Ground Floor

Approx. 38.4 sq. metres (413.7 sq. feet)



First Floor

Approx. 40.0 sq. metres (430.8 sq. feet)



Total area: approx. 78.5 sq. metres (844.5 sq. feet)

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>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

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.

