



Amey Close, Haverhill, CB9 7JZ

**CHEFFINS**



# Amey Close

Little Wratting, Haverhill,  
CB9 7JZ

An immaculate two bedroom semi - detached house situated in the Boyton Place development. The property benefits from a well balance living space. The property is clean and modern throughout, and is the ideal property for first time buyers. EPC B

## 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.

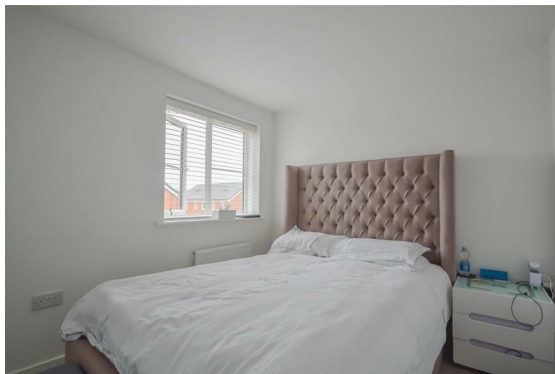
Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town to provides it with growing residential, commercial and leisure facilities.

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, gymnasium, 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.

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**Guide Price £245,000**





## Hall

Tiled Flooring, Radiator, Double Glazed, Access to WC & Living Room

## WC

Tiled Flooring, Toilet, Sink, Double Glazed Obscured

## Living Room

Carpet, Radiator, Double Glazed, Storage Cupboard, Access to Kitchen

## Kitchen

Matching Floor and Wall Units, Radiator, Integrated Cooker, Double Glazed, French Doors

## Bedroom One

Carpet, Double Glazed, Storage Cupboard, Radiator

## Bedroom Two

Carpet, Double Glazed, Cupboard, Radiator

## Bathroom

Three Piece Suit, Heated Towel Rail, Laminate Flooring, Double Glazed Obscure, Partially Tile Walls

## 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 plus) <b>A</b>                          |                            | 95        |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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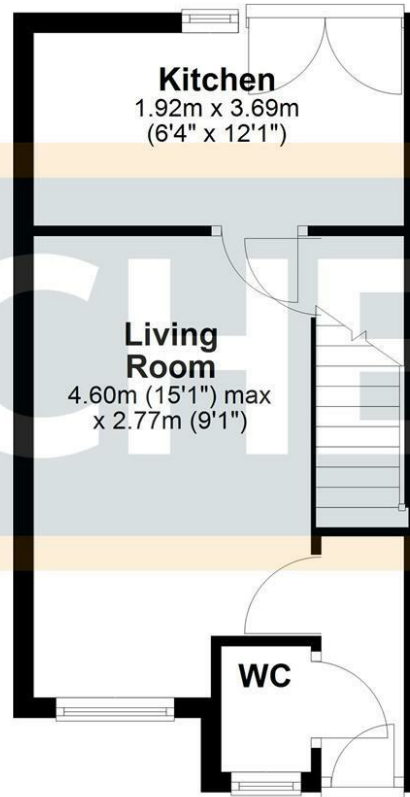
Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

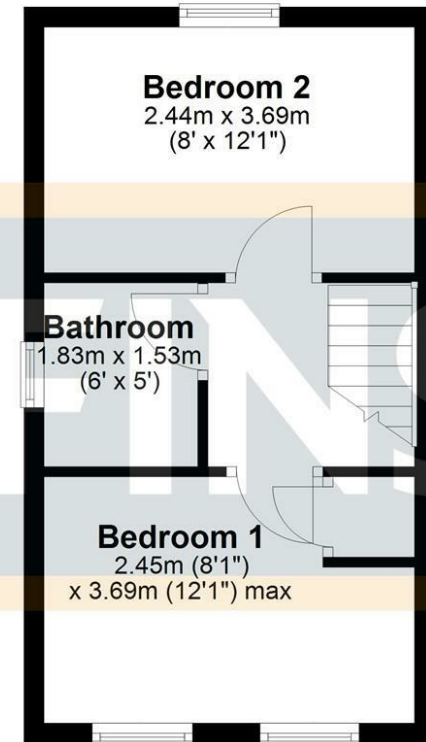
## Ground Floor

Approx. 25.8 sq. metres (277.5 sq. feet)



## First Floor

Approx. 25.6 sq. metres (275.3 sq. feet)



Total area: approx. 51.4 sq. metres (552.9 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.

