

Shannon Close, Haverhill, CB9 0LT

CHEFFINS

CHEFFINS

Shannon Close

Haverhill,
CB9 0LT

2 1 1

Offers In Excess Of £300,000

A splendid two bedroom detached bungalow situated on a generous plot and benefitting from many fine features. Offering a spacious living/dining room, conservatory, 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, 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.








ENTRANCE HALL
Storage cupboard, radiator, doors to:

LIVING/DINING ROOM
Dual aspect windows, two radiators, laminate flooring.

KICTHEN/BREAKFAST ROOM
Matching wall and base eye level units with worktop over, electric oven with ceramic hob and extractor over, space for dishwasher, plumbing for washing machine, space for fridge, window to rear, radiator, tiled flooring.

CONSERVATORY
Half brick and UPVC construction, radiator, power and lighting connected, tiled flooring.

BEDROOM ONE
Window to front, radiator, fitted storage cupboards, laminate flooring.

BEDROOM TWO
Window to front, radiator, laminate flooring.

BATHROOM
Three piece suite comprising

OUTSIDE
A generous rear garden which is predominantly laid to lawn with an immediate decking area for seating. Enclosed by timber fencing with a border of mature shrubs. There is a timber built shed to the rear of the garden.

GARAGE AND PARKING
Single garage with up and over door, power connected. Driveway providing off road parking 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.

VIEWINGS
By appointment through the Agents.

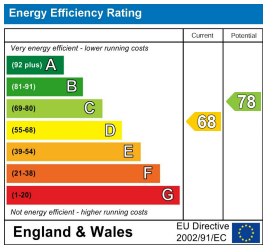
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.







Offers In Excess Of £300,000

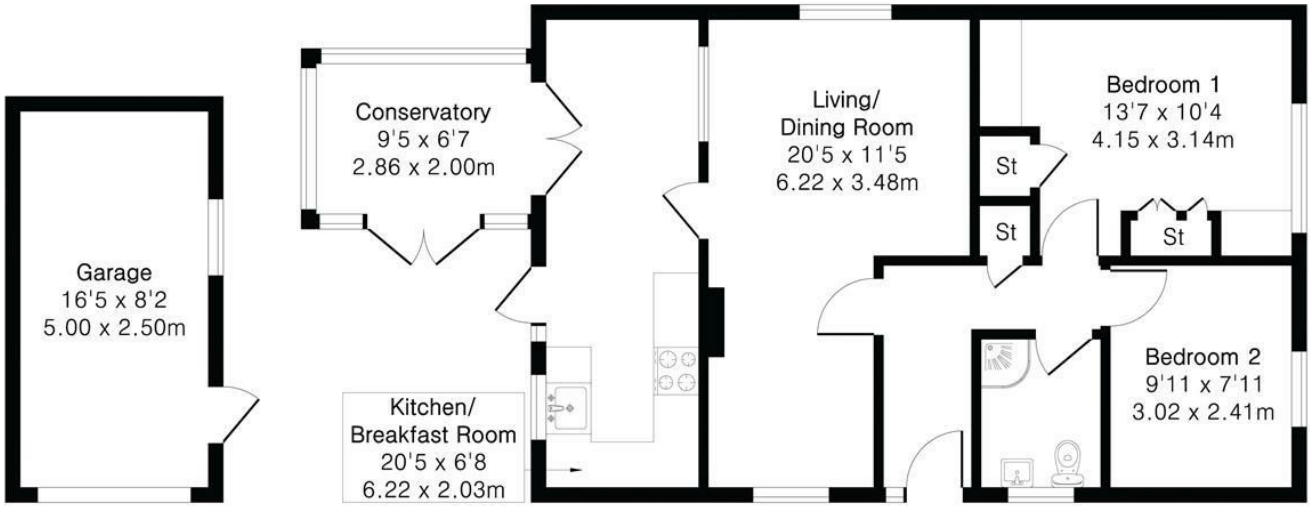
Tenure - Freehold

Council Tax Band -

Local Authority -

Approximate Gross Internal Area 730 sq ft - 68 sq m (Excluding Garage)

Garage Area 135 sq ft – 13 sq m



Garage Ground Floor

PINKPLAN

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.

CHEFFINS

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: 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.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

CHEFFINS