



Farrant Road, Haverhill, CB9 7JX

**CHEFFINS**



## Farrant Road

Little Wratting, Haverhill,  
CB9 7JX

A beautifully presented three bedroom, semi detached townhouse located on the outskirts of Haverhill. Offering open plan living accommodation, utility room, study and car port for two vehicles. (EPC Rating B)

### LOCATION

Haverhill is a thriving and popular market town 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

**Offers In Excess Of £300,000**





## GROUND FLOOR

### ENTRANCE HALL

Stairs to first floor, door to wc, door to:

### UTILITY

Matching base and eye level units, boiler, space and plumbing for washing machine (included), space for tumble dryer, space for appliance, radiator, door to rear garden.

### WC

Two piece suite comprising low level wc, pedestal hand wash basin, radiator, extractor fan.

## FIRST FLOOR

### LANDING

Stairs to second floor, double doors to:

### STUDY

Window to rear, radiator.

### KITCHEN

Matching base and eye level units with worktop over, integrated dishwasher, integrated fridge/freezer, integrated oven with four ring gas hob and extractor over, ceramic sink with mixer tap, window to rear, open to:

### LOUNGE/DINER

Two windows to front, radiator.



## BEDROOM TWO

Window to rear, radiator.

## BEDROOM THREE

Window to front, radiator.

## BATHROOM

Three piece suite comprising low level wc, pedestal hand wash basin, panelled bath, heated towel rail, obscure window.

## OUTSIDE

A generous rear garden with immediate paved patio area for seating, the remainder of the garden being laid to lawn with mature shrubs bordering. Timber shed to side. All enclosed by timber fencing with a side access gate to access the car port.

## PARKING

Car port 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.

As per the Section 21 Legislation, we have been made aware by the vendor that they work within an Estate Agency.

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.



## SECOND FLOOR

### LANDING

Airing cupboard, storage cupboard, doors to:

### BEDROOM ONE

Window to front, radiator, sliding doors to wardrobe, door to:

### ENSUITE

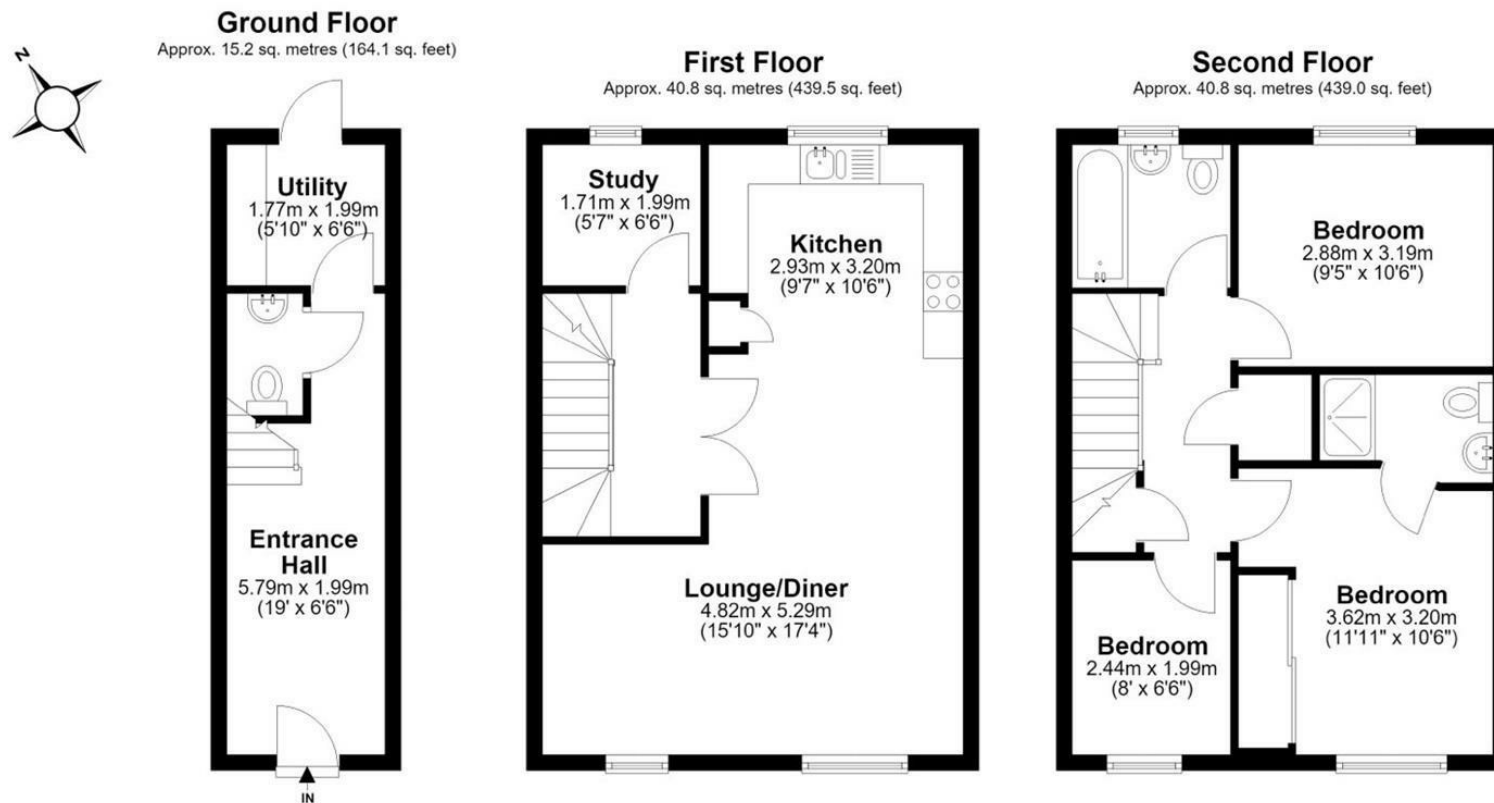
Three piece suite comprising low level wc, pedestal hand wash basin, shower enclosure, heated towel rail, extractor fan.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 94        |
| (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 2002/91/EC |           |

Offers In Excess Of £300,000  
 Tenure – Freehold  
 Council Tax Band – C  
 Local Authority – West Suffolk



Total area: approx. 96.9 sq. metres (1042.6 sq. feet)

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

Agents Aperture  
 agentsaperture.co.uk  
 Plan produced using PlanUp.

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.



**CHEFFINS**