



Hamlet Road, Haverhill, CB9 8QQ

**CHEFFINS**

## Hamlet Road

Haverhill,  
CB9 8QQ

For sale with no onward chain is a Victorian, two bedroom semi detached home, situated close to the town centre and local amenities. Requiring works to update and modernise the property however offering tremendous potential with it's generous living accommodation and spectacular rear garden. (EPC rating E)

### 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 1

Guide Price £199,950





## GROUND FLOOR

### ENTRANCE HALL

Stairs to first floor, door to:

### SITTING ROOM

Window to front, radiator, fireplace, open to:

### KITCHEN/DINER

Fitted with base and eye level units with worktop over, electric oven, four ring gas hob with extractor over, plumbing for washing machine, stainless steel sink, radiator, window to side, window to conservatory, doors to:

### WC

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

### CONSERVATORY

UPVC construction, sliding doors to rear garden and two side doors.

## FIRST FLOOR

### BEDROOM ONE

Window to front, radiator.

### BEDROOM TWO

Window to rear, radiator.

### BATHROOM

Three piece suite comprising corner bath, hand wash basin, low level wc, obscure window, extractor fan.

## OUTSIDE

Immediate paved patio for seating upon leaving the conservatory, enclosed by a half brick wall, with steps leading to the remainder of the garden which is predominantly laid lawn. Enclosed by timber fencing, mature shrubs and trees with a pathway leading to a timber built shed.

## 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	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(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>86</b>
	<b>54</b>
England & Wales	EU Directive 2002/91/EC

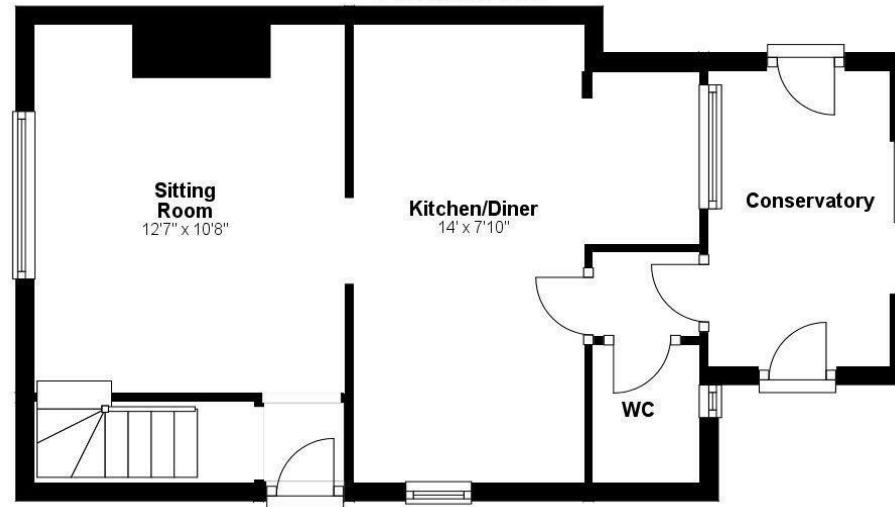
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Tenure - Freehold

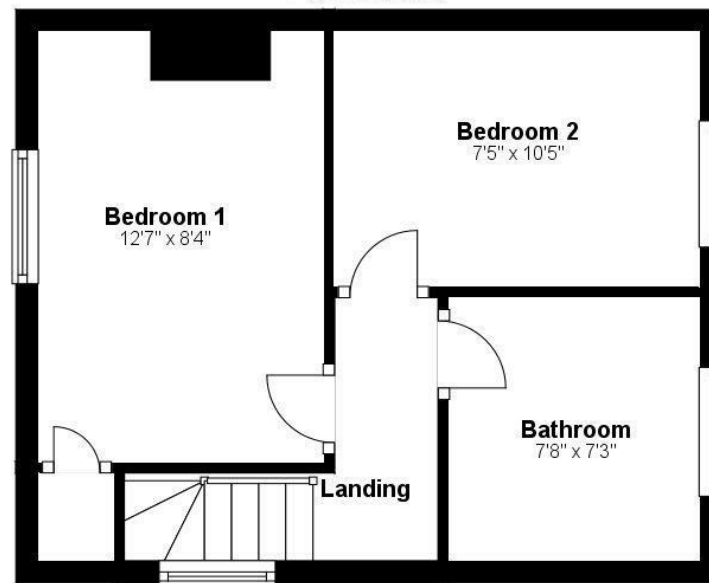
Council Tax Band - B

Local Authority - West Suffolk

### Ground Floor



### First Floor



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.

