



Shetland Road, Haverhill, CB9 0LN

CHEFFINS

Shetland Road

Haverhill,
CB9 0LN

A beautifully presented three bedroom, detached family home situated on the popular Wilsey Development. Renovated throughout by the current vendors, the property benefits from a modern kitchen/diner, modern three piece bathroom suite, driveway for two vehicles and rear garden. (EPC Rating C)

LOCATION

3 1 2

Guide Price £300,000





GROUND FLOOR

ENTRANCE HALL

Radiator, under stairs storage cupboard, door to kitchen, door to:

LIVING ROOM

Two radiators, box window to front, double doors to:

KITCHEN/DINING ROOM

Fitted base and eye level units, plumbing for washing machine, integrated dishwasher, integrated fridge/freezer, wine cooler, four ring gas hob with extractor over, electric oven, radiator, window, door to:

CONSERVATORY

UPVC construction, tiled flooring, polycarbonate roof, sliding doors to garden.

FIRST FLOOR

LANDING

Storage cupboard, doors to:

BEDROOM ONE

Window, radiator.

BEDROOM TWO

Window, radiator.

BEDROOM THREE

Window, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low wc, vanity hand wash basin, heated towel rail, extractor fan, obscure window.

GARDEN

A spacious rear garden which is predominantly laid lawn with a shingle area for seating. To the rear of the garden is a raised decking area with pergola above for additional seating and entertaining. All enclosed by timber fencing with two side access gates to the front of the property.

DRIVEWAY

Driveway for two vehicles to the front of the property.

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) A		86
(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		
EU Directive 2002/91/EC		

Guide Price £300,000

Tenure – Freehold

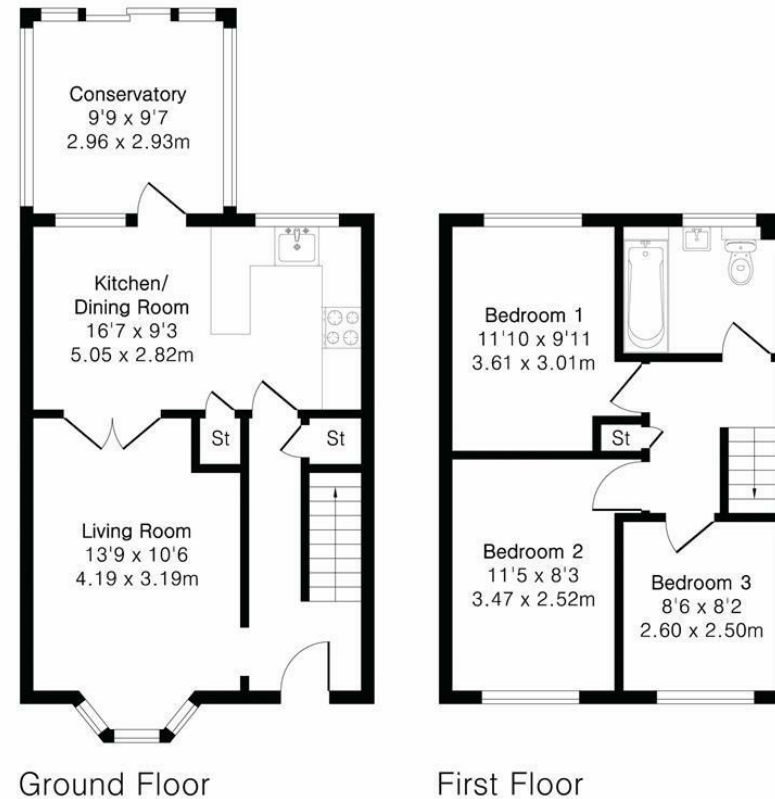
Council Tax Band – C

Local Authority – West Suffolk

Approximate Gross Internal Area 884 sq ft - 82 sq m

Ground Floor Area 496 sq ft – 46 sq m

First Floor Area 388 sq ft – 36 sq m



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: 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.



CHEFFINS