



Pleasant Close, Haverhill, CB9 9NR

CHEFFINS

Pleasant Close

Haverhill,
CB9 9NR

Offered for sale with no onward chain is a well presented three bedroom, semi detached property located close to the town centre. Benefitting from a spacious, second floor master bedroom with walk in wardrobe and ensuite, first floor study, open plan living room/kitchen and two parking spaces to the front. (EPC Rating 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.

As well as its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town 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, swimming pool gym, churches of various denominations and much more. The town centre is attracting a growing number of national chains and includes a multiplex cinema with associated eateries.

3 2 1

Guide Price £310,000





WC

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

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, window to side, radiator, door to wc, door to:

KITCHEN

Fitted with base and eye level units with worktop over, stainless steel sink with mixer tap, electric oven with four ring gas hob and extractor over, integrated dishwasher, integrated washing machine, space for fridge/freezer, window to front, open to:

LOUNGE AREA

Window to rear, French doors to rear garden, radiator, understairs storage cupboard.

FIRST FLOOR

LANDING

Stairs to second floor, storage cupboard, window to side, doors to:

BEDROOM TWO

Window to rear, radiator, large fitted wardrobes.

BEDROOM THREE

Window to front, radiator, large fitted wardrobes.

STUDY

Window to front, radiator.

BATHROOM

Four piece suite comprising panelled bath, shower enclosure, low level wc, pedestal hand wash basin, heated towel rail, extractor fan, obscure window.

SECOND FLOOR

LANDING

Window to side, door to:

BEDROOM ONE

Door to walk in wardrobe, dual aspect windows, two radiators, door to:

ENSUITE

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

OUTSIDE

An enclosed rear garden predominantly laid to lawn with an immediate paved patio area for seating. Enclosed with timber fencing with a side access gate.

PARKING

There are two allocated parking spaces 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		
(92-100) A		
(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	83	87
EU Directive 2002/91/EC		

Guide Price £310,000

Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk



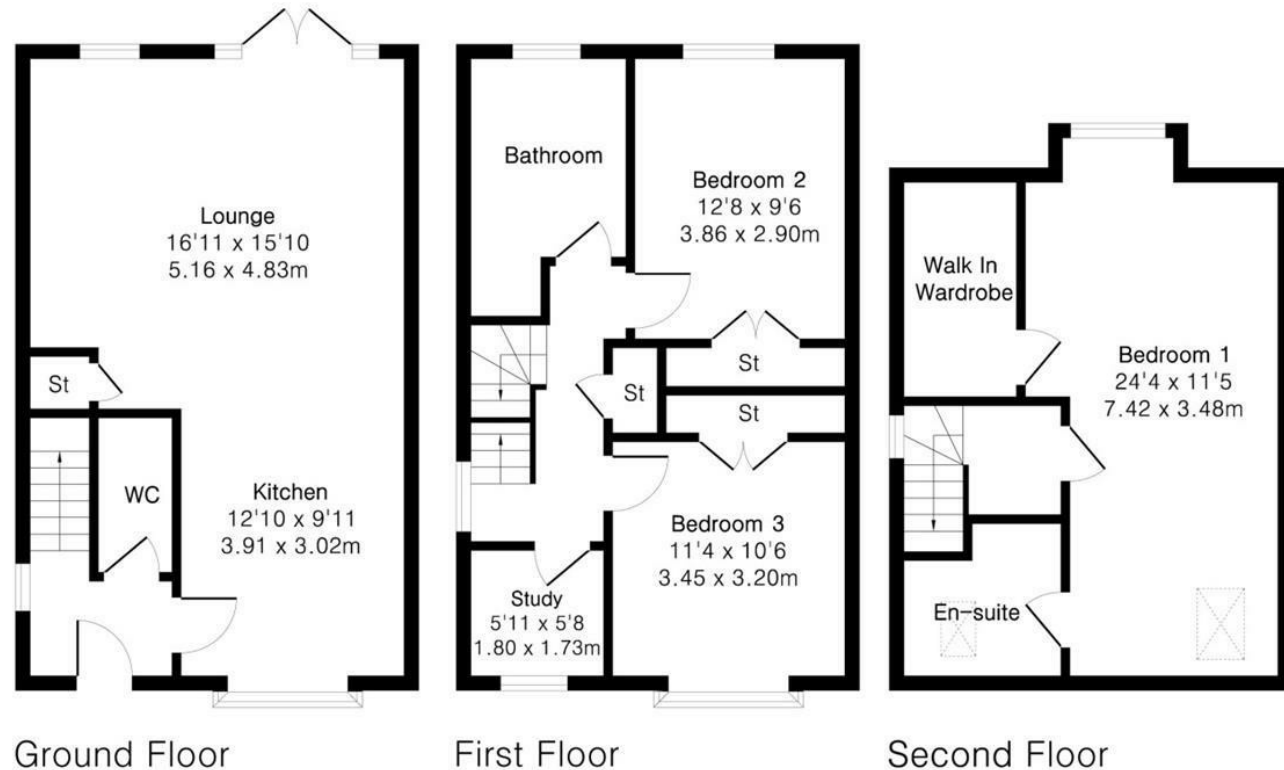
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Approximate Gross Internal Area 1340 sq ft - 124 sq m

Ground Floor Area 476 sq ft - 44 sq m

First Floor Area 476 sq ft - 44 sq m

Second Floor Area 388 sq ft - 36 sq m



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.



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