

Chalkstone Way, Haverhill, CB9 0LB

CHEFFINS

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Guide Price £240,000



Offered for sale with no onward chain, is a splendid two bedroom semi-detached bungalow occupying a generous plot, benefitting from a single garage to the rear of the property. (EPC Rating TBC)

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
Airing cupboard, doors to:

LIVING/DINING ROOM
Radiator, door to rear garden.

KITCHEN
Fitted range of base and eye level units with worktop over, stainless steel sink, electric cooker with four ring gas hob with extractor over, space and plumbing for washing machine, space for fridge/freezer, window, door to side.

BEDROOM ONE
Window to side, radiator, storage cupboard.

BEDROOM TWO
Window to side, radiator.

SHOWER ROOM
Three piece suite comprising double shower enclosure, pedestal hand wash basin, low level wc, obscure window.

OUTSIDE
The property enjoys a generous rear garden, which is predominantly laid lawn with a large patio area for seating. There is an additional patio area housing a timber built shed. The garden is enclosed by timber fencing with a side access gate leading to the front of the property.

PARKING
A single garage with an up and over door, one parking space in front.

AGENTS NOTE
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VIEWINGS By appointment through the Agents.

SPECIAL NOTES

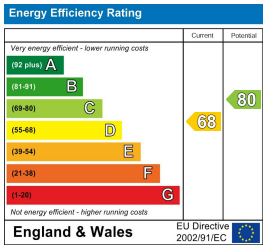
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.

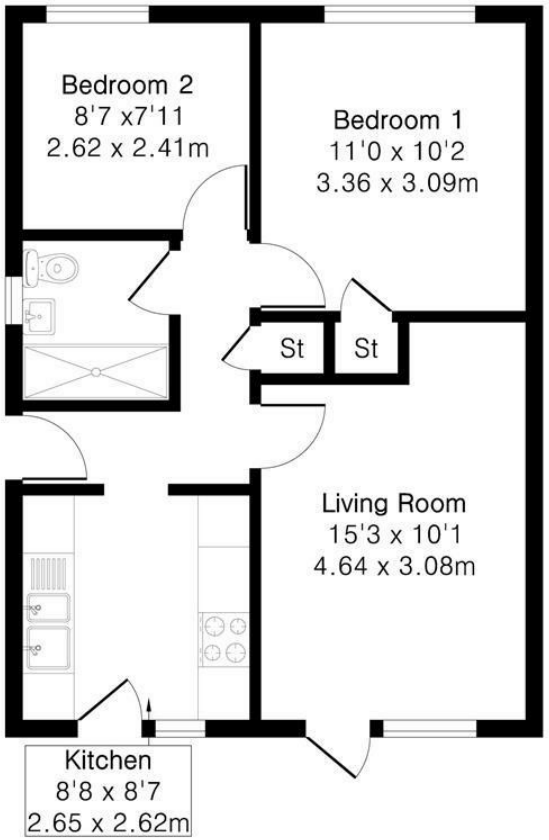
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Approximate Gross Internal Area 514 sq ft - 48 sq m



PINK PLAN

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.

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Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk

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.

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