



Seymour Drive, Haverhill, CB9 9PQ

CHEFFINS

Seymour Drive

Haverhill,
CB9 9PQ

- En-suite
- Garage & Driveway
- Modern Development
- Two Good Sized Bedrooms
- Lounge/Dining Room
- Private Rear Gardens
- Freehold
- EPC Rating C

A rarely available two bedroom end of terrace house situated on the Cambridge side of town, benefiting from a spacious lounge / dining room, master bedroom with en-suite facilities, un-overlooked rear garden, driveway and garage to the side of the property. EPC RATING: C



Guide Price £250,000

GROUND FLOOR

ENTRANCE HALL

Radiator, stairs, door to:

KITCHEN

2.64m x 2.42m (8'8" x 7'11") Fitted with a matching range of base and eye level units with worktop space over, one and half bowl stainless steel sink with mixer tap, plumbing for washing machine, space for fridge/freezer, electric oven, four ring ceramic hob with extractor hood over, window to front.

LOUNGE/DINER

4.24m x 4.20m (13'11" x 13'9") max Window to rear, two radiators, french double doors to garden, under stairs storage cupboard.

FIRST FLOOR

LANDING

BEDROOM 1

3.60m x 2.58m (11'10" x 8'6") Fitted with a range of wardrobes comprising double wardrobe with overhead storage and cupboard, bedside cabinets, further double door to wardrobe.

EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising shower enclosure, vanity wash hand basin, low-level WC and extractor fan, obscure window.

BEDROOM 2

3.31m x 2.24m (10'10" x 7'4") Window to rear, radiator.

BATHROOM

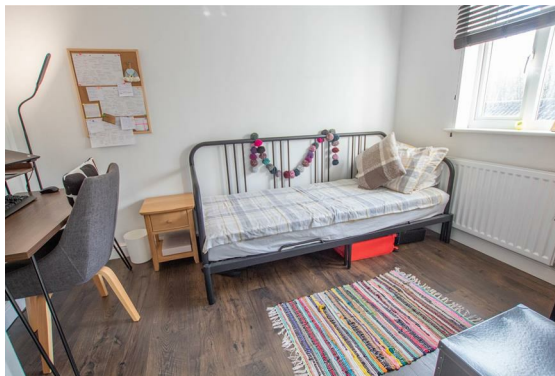
Fitted with three piece suite comprising panelled bath, vanity wash hand basin and low-level WC, extractor fan, obscure window

OUTSIDE

The property has a beautiful un overlooked rear garden with an immediate paved patio area on leaving the sitting room. An archway leads to the remainder of the garden which is laid to lawn and stocked with an array of shrubs and plants. There is a personal door providing access to the single garage, there is also a side access gate leading to the driveway.

GARAGE

Adjacent to the property is a single garage with up and over door power and lighting connected, a personal door provides access to the garden.



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 provides it with growing residential, commercial and leisure facilities.

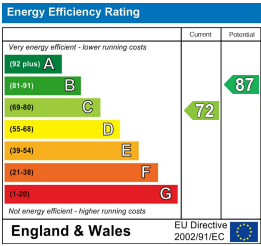
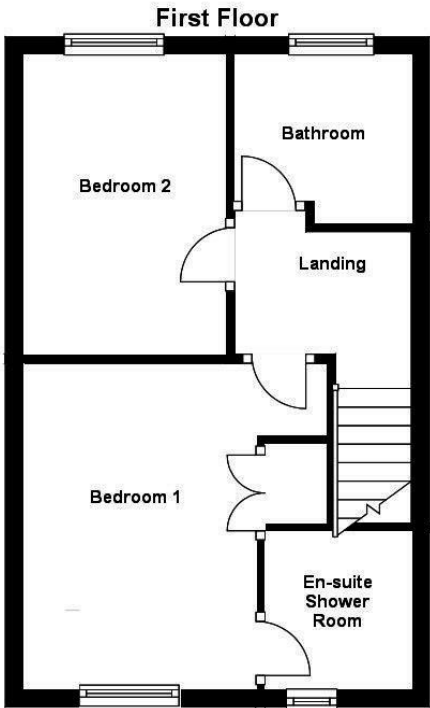
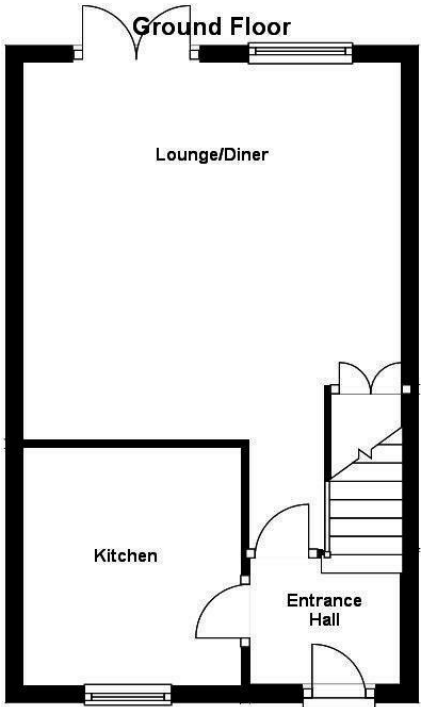
Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, 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.

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.



Guide Price £250,000
Council Tax Band – B
Local Authority – West Suffolk Council

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.