



Colbeck Road, Haverhill, CB9 7RG

CHEFFINS

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Haverhill,
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A beautifully presented rarely available spacious one bedroom Coach house. The property benefits from a car port and additional storage area, study area, kitchen with breakfast bar and gas central heating. Offered for sale with no onward chain. EPC Rating C.

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.



Guide Price £189,995





Living Room

4.62m x 3.15m (15'1" x 10'4") L shaped room with two windows to side, opaque window to front, fitted storage cupboards with workspace providing a study area, built in storage cupboard, open to kitchen, doors to bedroom and bathroom.

Kitchen

3.36m x 2.24m (11'0" x 7'4") Open from lounge with breakfast bar and matching wall and base units with worktop over, built in cooker, space for fridge freezer and washing machine, sink with drainer and mixer tap, window to side.

Bedroom

3.38m max x 3.15m (11'1" max x 10'4") Window to side, fitted wardrobes with sliding doors and built in hanging rails and storage space.

Bathroom

Window to side, built in cupboards and vanity unit with space below for tumble drier, bath with shower over, wc, wash hand basin.

Outside

Car port below property providing parking for one vehicle and lockable storage area.

Lease Details

We have been made aware by the current vendor that the lease length was 999 years from 2nd November 2004. The current vendor has advised the most recent Service Charge was £478 which includes buildings insurance.

Special Note

Agents Note - For more information on this property, please refer to the Material Information brochure that can be found on our website.

SPECIAL NOTES

1. Negotiations to be made on most fixtures and fittings.
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.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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		

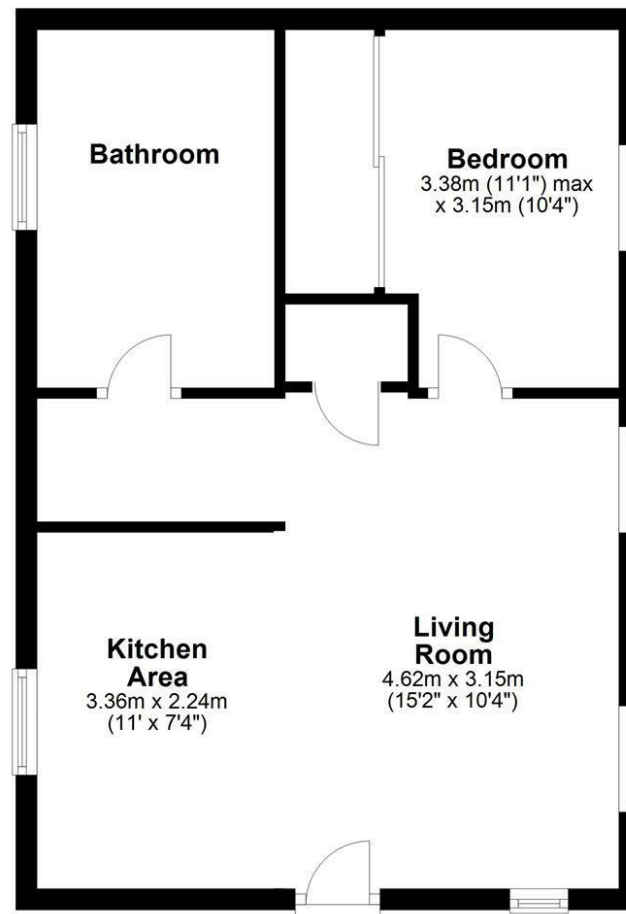
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Tenure - Leasehold

Council Tax Band - B

Local Authority - West Suffolk

Floor Plan



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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.

