



Abbotts Road, Haverhill, CB9 0DQ

CHEFFINS

Abbotts Road

Haverhill,
CB9 0DQ

OFFERED FOR SALE WITH NO ONWARD CHAIN

A three bedroom semi-detached property situated within a popular residential area within close proximity to local schools. The property benefits from a wonderful open plan kitchen / dining room, un-overlooked rear garden, driveway providing off road parking and (including a double garage and a parking D)

LOCATION

Haverhill is a popular market town 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.

Currently facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, snooker and ten-pin-bowling clubs, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasias, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a recent town centre multiplex cinema complex with associated eateries.

3 1 2

Guide Price £289,000





GROUND FLOOR

ENTRANCE HALL Window to front, open plan to:

KITCHEN AREA 3.31m x 2.24m (10'10" x 7'4") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, integrated fridge/freezer, plumbing for washing machine, electric oven, four ring gas hob with extractor hood over, window to side, open plan to:

DINING AREA 3.31m x 2.70m (10'10" x 8'10") Radiator, sliding patio doors to garden, open plan to:

SITTING ROOM 3.89m x 3.08m (12'9" x 10'1") Window to front, radiator.

FIRST FLOOR

LANDING Window to side, door to:

BEDROOM 1 3.94m x 3.03m (12'11" x 9'11") Window to front, radiator.

BEDROOM 2 3.29m x 3.03m (10'9" x 9'11") max. Window to rear, radiator, open plan to Storage cupboard.

BEDROOM 3 2.94m x 1.98m (9'8" x 6'6") Window to front, radiator.

BATHROOM Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, heated towel rail, obscure window, tiled flooring, under floor heating.

OUTSIDE The property has a generous

unoverlooked rear garden with a large decked area on leaving the property, this provides a wonderful space for seating and entertaining. The remainder of the garden is laid to lawn and enclosed by timber fencing. There is side access to the property which offers ample space for an extension (stp).

DRIVEWAY - To the front of the property is a driveway providing off road parking for at least two vehicles.

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.



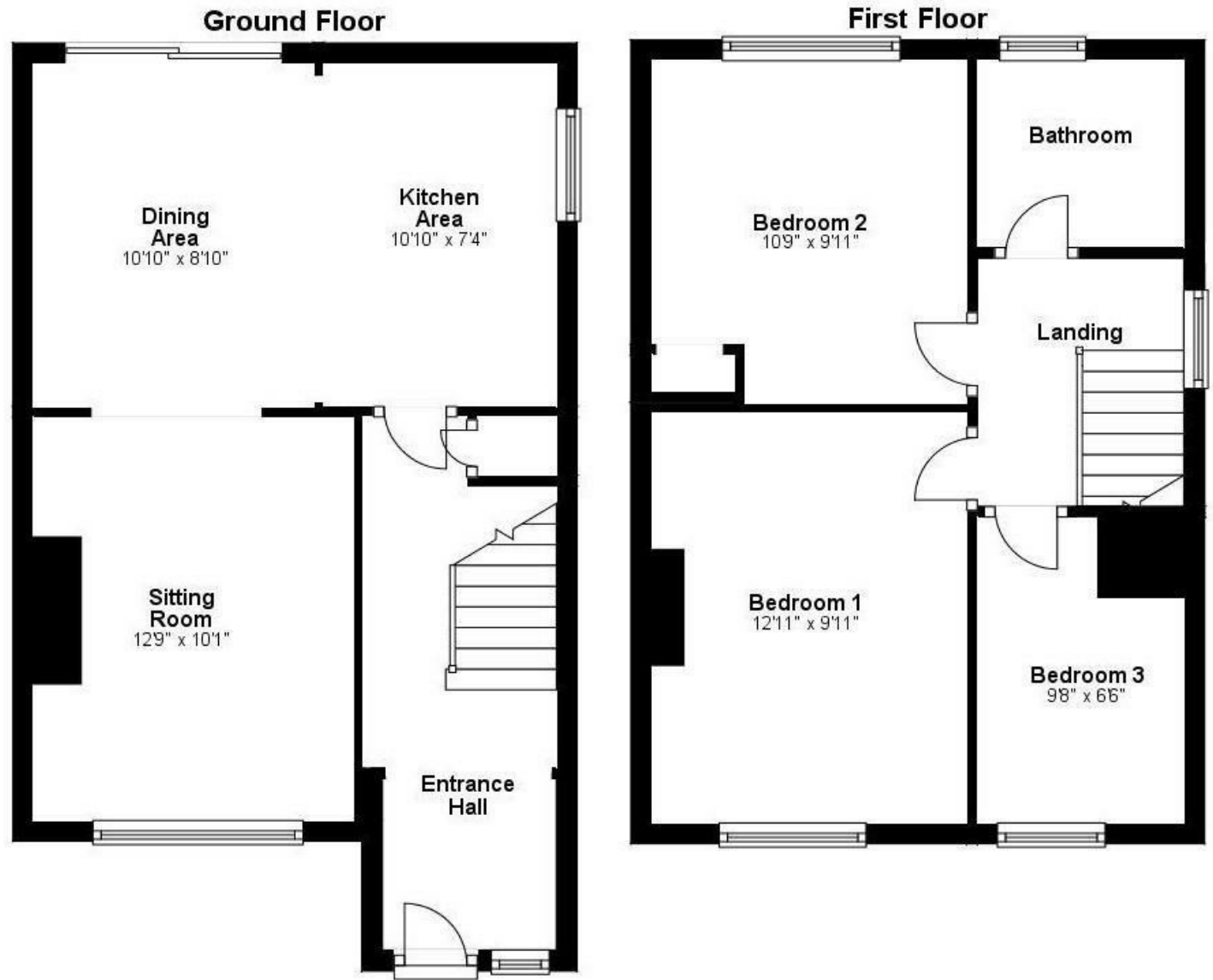
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

Guide Price £289,000

Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk



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.



CHEFFINS