

Crowland Road, Haverhill, CB9 9LE

CHEFFINS

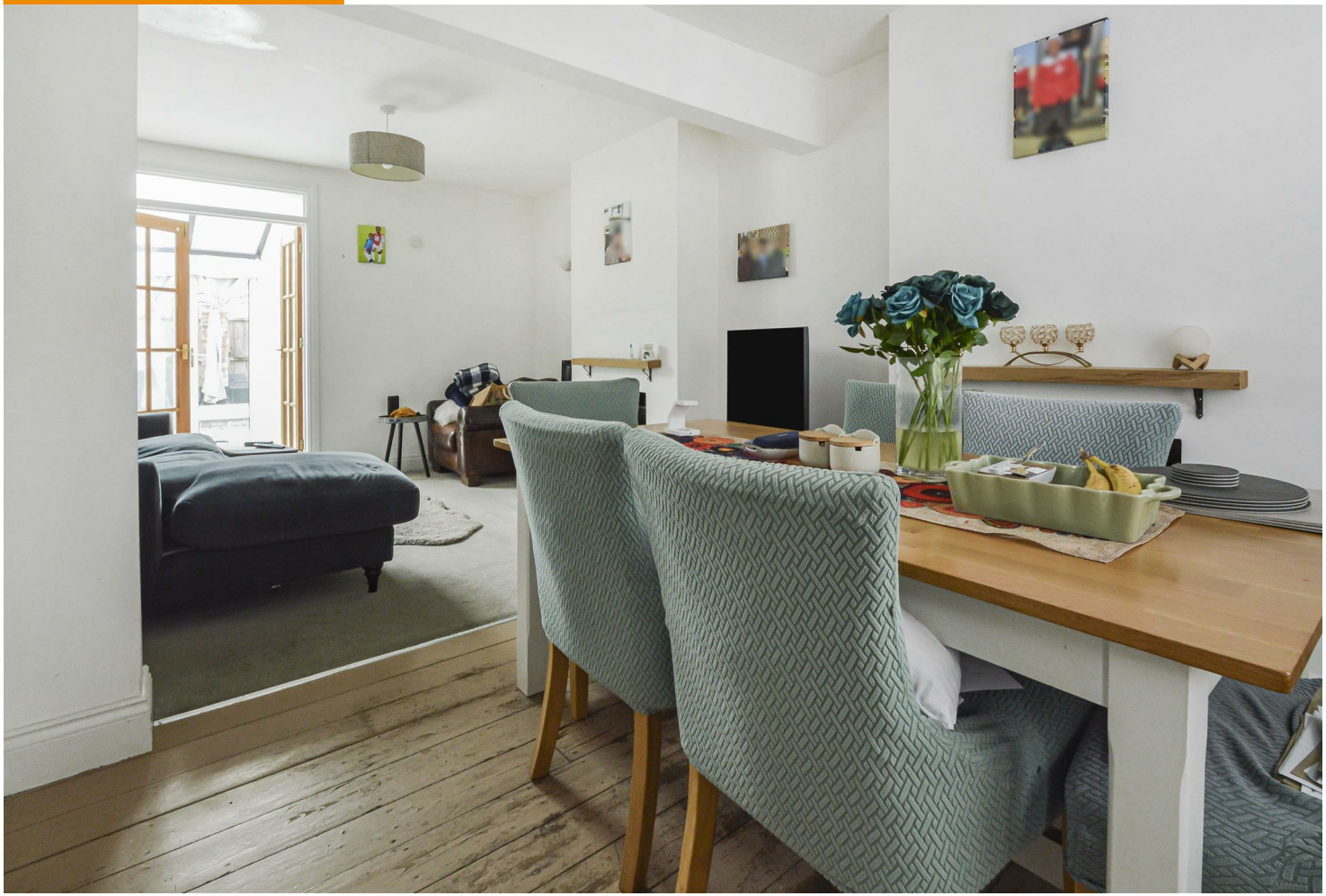
CHEFFINS

Crowland Road

Haverhill,
CB9 9LE

2 1 2

Guide Price £187,500



Offered for sale with no onward chain is an extended two bedroom end terrace house located close to the town centre. The property benefits from two reception rooms and low maintenance rear garden. (EPC Rating TBC)

LOCATION








GROUND FLOOR

ENTRANCE HALL
Stairs to first floor, door to:

SITTING ROOM
Window to front, feature fireplace, open to:

LOUNGE/DINING ROOM
Feature fireplace, door to stairs leading to basement storage area, double doors to:

KITCHEN
Wall and base units with wood worktop over, stainless steel 1 1/2 bowl sink with mixer tap and drainer, integrated electric oven and hob, cupboard with plumbing for washing machine, double doors to garden

FIRST FLOOR

LANDING
Doors to:

BEDROOM ONE
Window to front, open to storage cupboard housing boiler

BEDROOM TWO
Window to rear

BATHROOM
Three piece suite comprising panelled bath with mixer taps and shower over with glass shower screen, wc, wash hand basin, window to rear

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 Strictly by appointment through the selling agents.

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

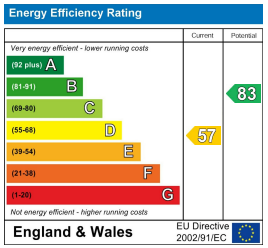
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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

Ground Floor



Note: Not to scale - For guidance purposes only
Plan produced using PlanUp.



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Tenure - Freehold
Council Tax Band - A
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: 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.