



Old Rope Walk, Haverhill, CB9 9DF

**CHEFFINS**



## Old Rope Walk

Haverhill,  
CB9 9DF

A modern two bedroom mid terrace house, with accommodation comprised of fully fitted kitchen, living room, two bedrooms, and a bathroom. The whole property has been meticulously updated throughout by the current owners, with a sleek contemporary design. There are two allocated parking spaces. (EPC D)

### 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.

2 1 1



Guide Price £225,000



## GROUND FLOOR

### ENTRANCE HALL

Radiator, door to living room, open to:

### KITCHEN

Fitted with base and eye level units with worktop over, stainless steel sink with mixer tap, plumbing for washing machine, electric oven and hob with extractor over, boiler, window to front.

### LOUNGE/DINER

Radiator, stairs to first floor, window to rear, door to rear garden.

## FIRST FLOOR

### BEDROOM ONE

Fitted wardrobes, window to rear, radiator.

### BEDROOM TWO

Window to front, radiator.

### BATHROOM

Three piece suite comprising p-shaped bath with shower over, vanity hand wash basin, low level wc, obscure window, radiator.

### OUTSIDE

Immediate paved area for seating, the remainder of the garden being predominantly laid lawn. Enclosed by timber fencing.

## PARKING

There are two allocated parking spaces for this property.

## AGENTS NOTE

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

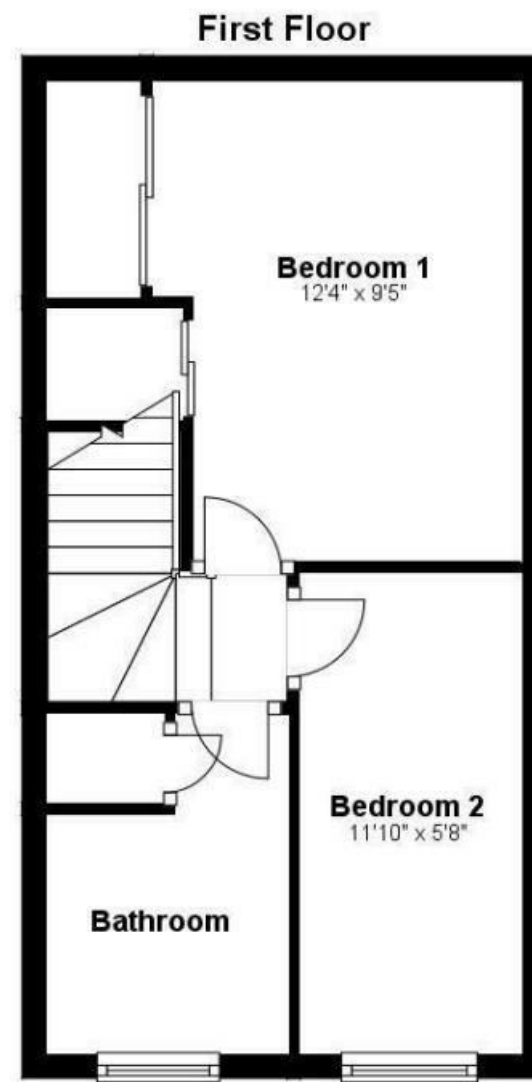
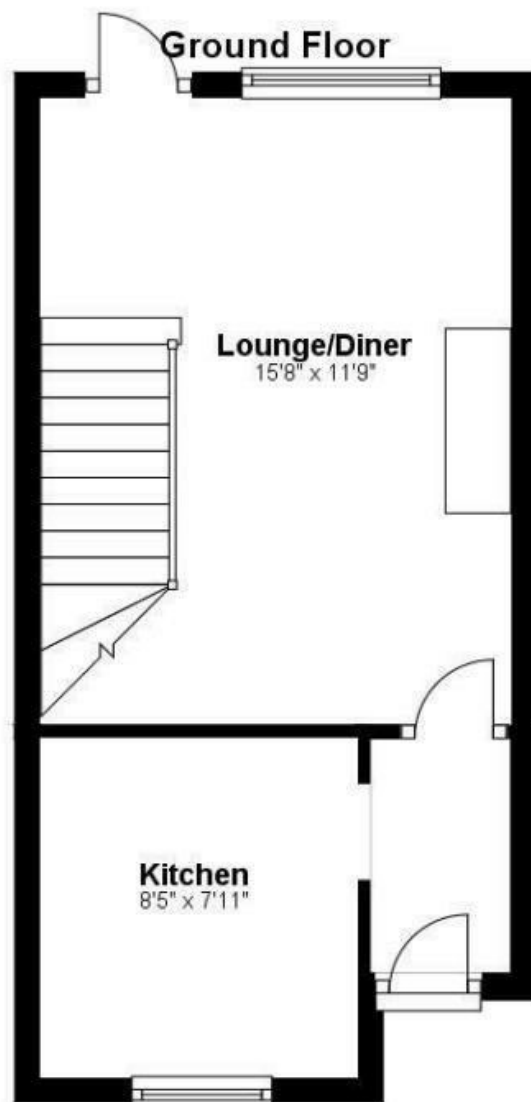
VIEWINGS By appointment through the Agents.

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) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £225,000

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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