



Rosefinch Close, Haverhill, CB9 0JS

**CHEFFINS**

## Rosefinch Close

Haverhill,  
CB9 0JS

A spacious four bedroom terrace property situated within a sought after residential location, benefitting from a generous kitchen/diner, well maintained rear garden and driveway providing off road parking for three vehicles. (EPC TBC)

### 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.

4 1 2

Guide Price £299,950





## GROUND FLOOR

### PORCH

Brick porch with two windows, door to:

### ENTRANCE HALL

Storage cupboard, doors to:

### LIVING ROOM

Window to front, sliding doors to rear garden, radiator.

### KITCHEN/DINER

Fitted with base and eye level units with worktop over, plumbing for dishwasher, plumbing for washing machine, double oven with four ring gas hob and extractor over, stainless steel sink, storage cupboard housing fridge/freezer, window to rear, door to garden.

### WC

Two piece suite comprising low level wc, hand wash basin, obscure window, door to:

### BEDROOM FOUR

Window to front, radiator, loft access.

### FIRST FLOOR

### LANDING

Storage cupboard, doors to:

### BEDROOM ONE

Window to rear, radiator, fitted wardrobes.

### BEDROOM TWO

Window to rear, radiator.

### BEDROOM THREE

Window to rear, radiator.

### BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc, hand wash basin, obscure window, extractor fan, radiator.

## OUTSIDE

Immediate generous paved patio, with the remainder of the garden being laid to lawn surrounded by well manicured shrubs bordering. A wooden shed sits to the far side of the garden, which is all enclosed by timber fencing.

## DRIVEWAY

Bloc paved driveway providing off road parking for three vehicles.

## 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.

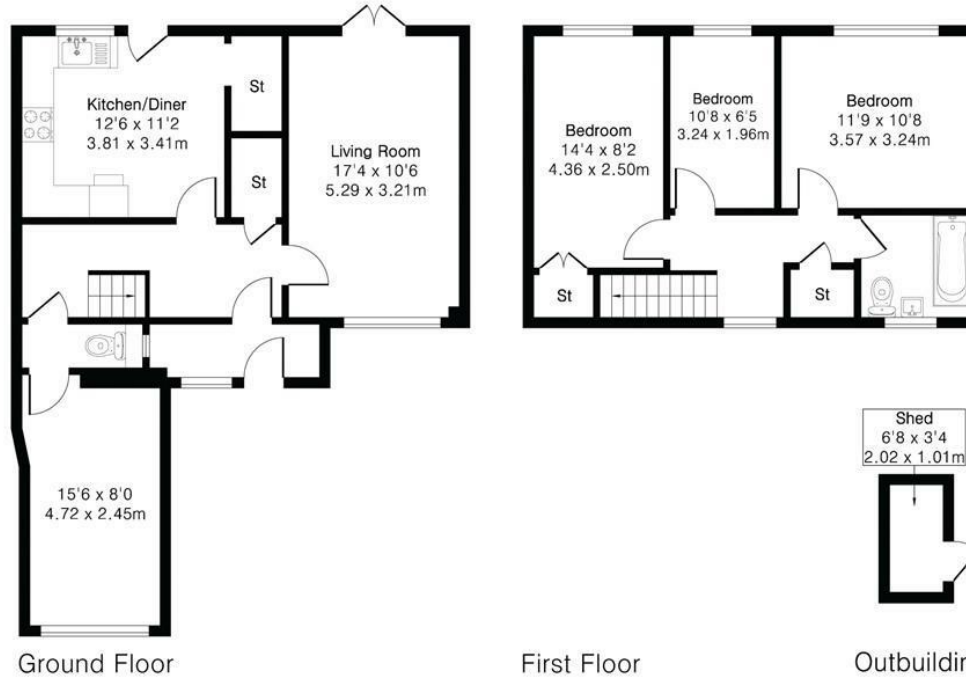


## Approximate Gross Internal Area 1131 sq ft - 106 sq m (Excluding Outbuilding)

Ground Floor Area 662 sq ft – 62 sq m

First Floor Area 469 sq ft – 44 sq m

Outbuilding Area 22 sq ft – 2 sq m



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 £299,950

Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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>.

27A High Street, Haverhill, CB9 8AD | 01440 707076 | cheffins.co.uk

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.



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