



Kingfisher Close, Haverhill, CB9 0JW

**CHEFFINS**

## Kingfisher Close

Haverhill,  
CB9 0JW

A spacious three bedroom mid terrace house, occupying a convenient position on the Chalkstone estate. An immaculate home ideal for first time buyers, consisting of living room, kitchen/diner, 3 bedrooms, bathroom and WC. (EPC TBD)

### 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, gymnasias, 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 £240,000





## HALLWAY

Radiator. Storage Under Stairs. Cupboard Under Stairs.

## LIVING ROOM

RADIATOR. WINDOW. LAMINATE FLOORING. DOUBLE DOORS TO KITCHEN/DINER

## KITCHEN/DINER

MATCHING FLOOR AND WALL UNITS. SPACE FOR WASHING MACHINE, FRIDGE FREEZER & TUMBLE DRYER. INTEGRATED COOKER AND FOUR RING ELECTRIC HOB. EXTRACTOR FAN. DOUBLE DOORS LEADING TO GARDEN.

## FIRST FLOOR

### BEDROOM ONE

DOUBLE ROOM. FRONT FACING WINDOW. RADIATOR. CUPBOARD.

### BEDROOM TWO

DOUBLE ROOM. GARDEN VIEW WINDOW. RADIATOR. CUPBOARD.

### BEDROOM THREE

SINGLE ROOM. FRONT FACING WINDOW. RADIATOR.

## GARDEN

PAVING. LAID LAWN. BORDER PLANTS. MATURED SHRUBS. CONCRETE SHED.

## 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.

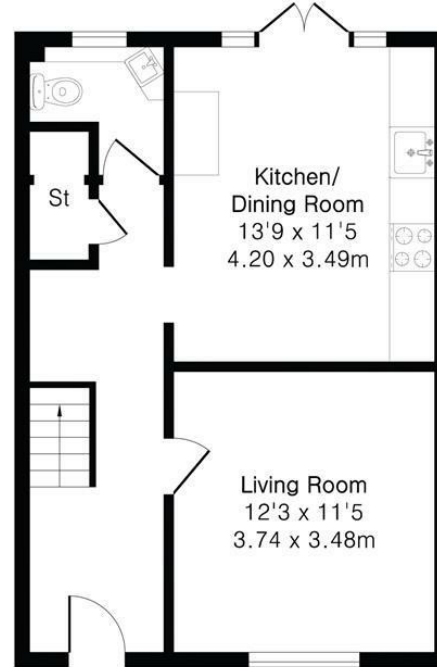
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



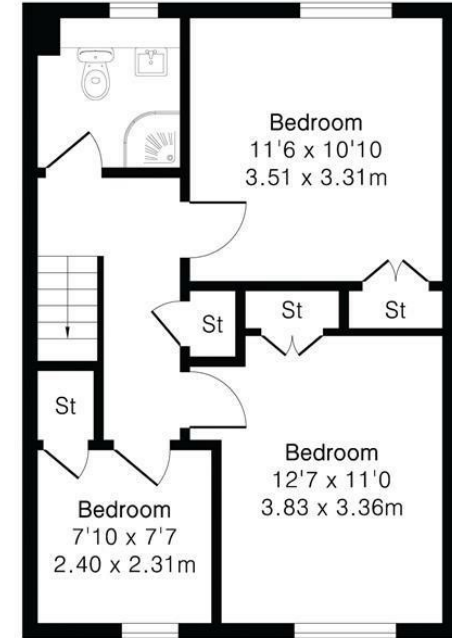
**Approximate Gross Internal Area 938 sq ft - 88 sq m  
(Excluding Outbuilding)**

Ground Floor Area 469 sq ft – 44 sq m

First Floor Area 469 sq ft – 44 sq m



Outbuilding Ground Floor



First Floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(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 £240,000

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>.

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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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