

Downs Place, Haverhill, CB9 9LD

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# Downs Place

Haverhill,
CB9 9LD

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## Guide Price £249,000



- No Onward Chain
- Fully Renovated
- Generous Sized Gardens
- Situated In The Heart Of Haverhill
- Quiet Walk Through Location
- Garage & Parking
- Two double Bedrooms
- Additional Furniture & Appliances Can Be Negotiable

A two bedroom Victorian terraced property situated in a quiet walk through lane in the heart of Haverhill. The property has been fully renovated with beautiful accommodation. The gardens are of a generous size and the property has the added benefit of a garage. Offered for sale with No Onward Chain. ( EPC Rating 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.

Entrance Hall
Double-glazed front door, tiled flooring double doors to large storage cupboard (housing coat and shoe storage).
Electrics housed within the hallway

Downstairs Bathroom
Re fitted suite comprising roll-top claw-foot bath with chrome attachments and rainfall shower over.
Tiled splashbacks and tiled flooring, low-level WC, vanity wash hand basin, refitted Glow-worm boiler housed in cupboard, double-glazed window to side garden.

Lounge
Vinyl flooring, stairs leading to first-floor landing, inset spotlights over dining area and window. Two double-glazed windows to front aspect
Under-stairs storage cupboard, radiator.

Kitchen
Sliding entrance door leading into Kitchen with matching range of wall and base units with work surfaces over.
Stainless steel 1.5 bowl sink with mixer tap, built-in 4-ring Bosch electric hob and Bosch electric oven with extractor hood over.
Space and plumbing for appliances (available as optional extras). Tiled splashbacks, large storage/pantry-style cupboard with space for fridge/freezer (appliance available as optional extra), double-glazed window and double-glazed door leading to side/rear garden.

First Floor
Landing: loft access

Main Bedroom
Double-glazed window to front aspect, radiator.

Second Bedroom
Double-glazed window to side aspect, radiator.
View over flat roof extension (fitted with water proof membrane)

Outside & Gardens
Front: Red-brick walled garden (recently replaced by current owners), Indian sandstone pathway, shingled garden areas, and ironwork gates.
Rear Garden: Peaceful landscaped garden featuring Indian sandstone patio seating area, red-brick walled boundary with raised flower bed borders, laid-to-lawn areas, timber-built shed, and gated side access.

Garage & Parking: Garage located at the top with up-and-over door, space for one vehicle inside, plus an additional parking space directly in front of the garage.

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

There is access to the rear of the property via public pathway.

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.

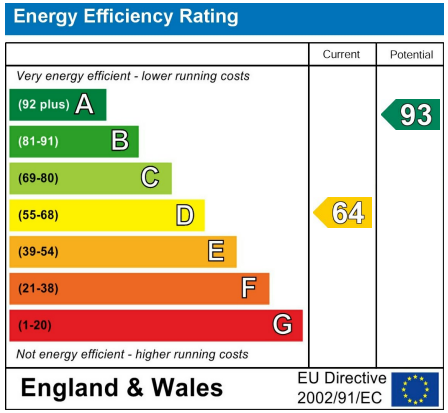
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.











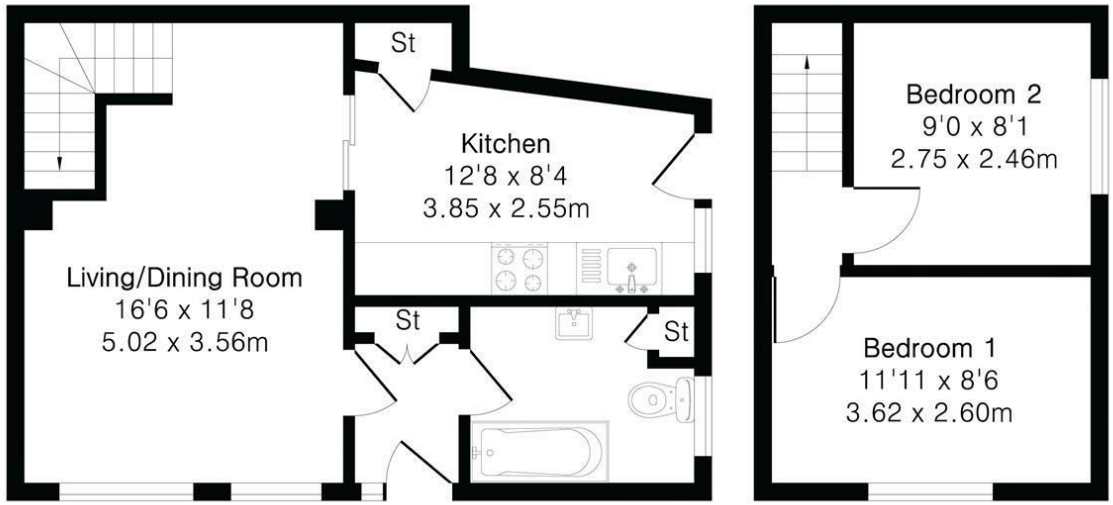

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Tenure - Freehold
Council Tax Band - A
Local Authority - West Suffolk

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## Approximate Gross Internal Area 605 sq ft - 56 sq m

Ground Floor Area 402 sq ft – 37 sq m

First Floor Area 203 sq ft – 19 sq m




Ground Floor First Floor

PINKPLAN

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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