



Ruffles Road, Haverhill, CB9 0JY

CHEFFINS

Ruffles Road

Haverhill,
CB9 0JY

A two bedroom mid terrace property situated in a popular cul de sac, located within walking distance to the town centre and it's amenities. The property benefits from a downstairs WC, pleasant rear garden and one allocated parking space. Offered for sale with no onward chain. (EPC Rating C)

LOCATION

Haverhill is a thriving and popular market town 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 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, gymnasium, churches of various denominations and much more.

2 1 1

Guide Price £225,000





GROUND FLOOR

Entrance Hall

Stairs to first floor, door to:

Sitting Room

Window to front, radiator, door to:

Kitchen/Dining Room

Window to rear, fitted with matching wall and base units, sink with drainer and mixer tap, oven and hob, space for fridge freezer, plumbing for washing machine, radiator, door to:

Rear Lobby

Door to garden, door to:

WC

Two piece suite comprising wash hand basin and low level wc

FIRST FLOOR

Landing

Airing cupboard, doors to:

Bedroom 1

Two windows to front, built in double wardrobe, radiator.

Bedroom 2

Window to rear, radiator.

Bathroom

Window to rear, three piece suite comprising wash hand basin, low level wc, and bath with shower over

OUTSIDE

Rear garden mainly laid to lawn with patio area, to the front is one allocated parking space

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.

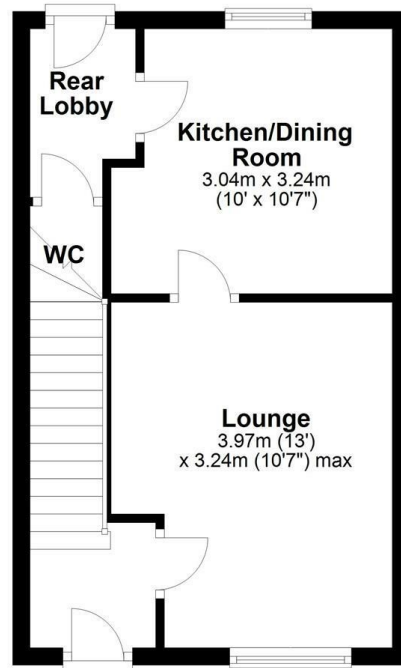
SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.

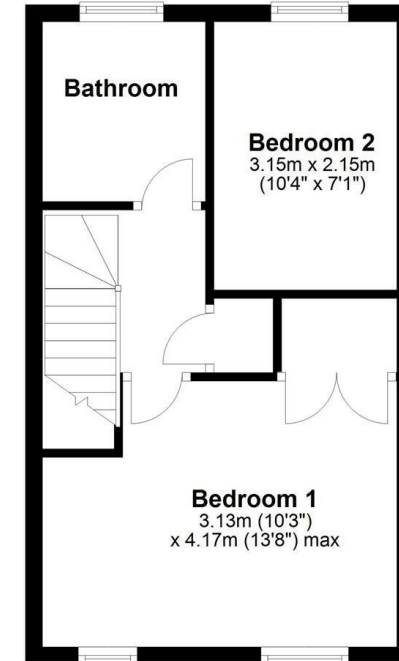
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Ground Floor



First Floor



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>.

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

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.

