Coronation Cottages, Haverhill, CB9 7HB

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Coronation Cottages

Great Wratting, Haverhill,
CB9 7HB

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Guide Price £460,000

- Quiet Village Location
- Substantial Rear Garden
- Garage and Generous Driveway for Several Vehicles
- Modern Kitchen/Diner
- Two Modern Bathrooms
- Living Room with Woodburning Stove
- Freehold
- EPC Rating TBC
- NO ONWARD CHAIN

Offered for sale with no onward chain is a beautiful, three bedroom semi-detached family home situated in the quiet village of Great Wratting. Benefitting from many fine features including a substantial rear garden, garage and driveway providing off road parking for several vehicles. (EPC Rating D)

LOCATION

The charming village of Great Wratting with its fine church and public house is within easy reach of the A1307 and is located a short distance from the thriving market town of Haverhill. The A1307 provides an easy link to Cambridge (15 miles) and the A11/M11 (11 miles), Saffron Walden lies to the south (14 Miles) and Bury St Edmunds to the north (16 miles). There are mainline stations at Audley End, Saffron Walden and Cambridge and Stansted Airport is around 35 miles distant.

GROUND FLOOR

ENTRANCE HALL
Stairs to first floor, radiator, door to living room, open to:

KITCHEN/DINING ROOM
Fitted with matching base and eye level units with worktop over, ceramic sink with mixer tap over, Range oven (negotiable), with extractor over, space for tumble dryer, understairs storage cupboard, door to living room, door to rear lobby, door to:

BATHROOM
Three piece suite comprising panelled bath with shower over, vanity hand wash basin, low level wc, plumbing for washing machine, heated towel rail, extractor fan, obscure window.

REAR LOBBY
Window to side, door to rear garden.

LIVING ROOM
Dual aspect windows, radiator, fireplace with woodburning stove and store, door to kitchen.

FIRST FLOOR

LANDING
Window to rear, radiator, airing cupboard, doors to:

BEDROOM ONE
Window to front, radiator, sliding wardrobes.

BEDROOM TWO
Window to side, radiator, fitted wardrobes, over stairs storage cupboard.

BEDROOM THREE
Window to rear, radiator.

OUTSIDE
A substantial rear garden, largely laid to lawn and enclosed by laurel hedging and fencing with several mature shrubs and trees throughout. An immediate paved patio provides space for entertaining and al-fresco dining.

GARAGE/DRIVEWAY
A single garage with up and over door, power and lighting connected. The driveway provides off road parking for several 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.

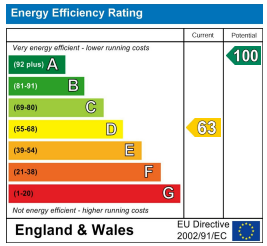
The vendor has confirmed the property is oil central heating.

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.

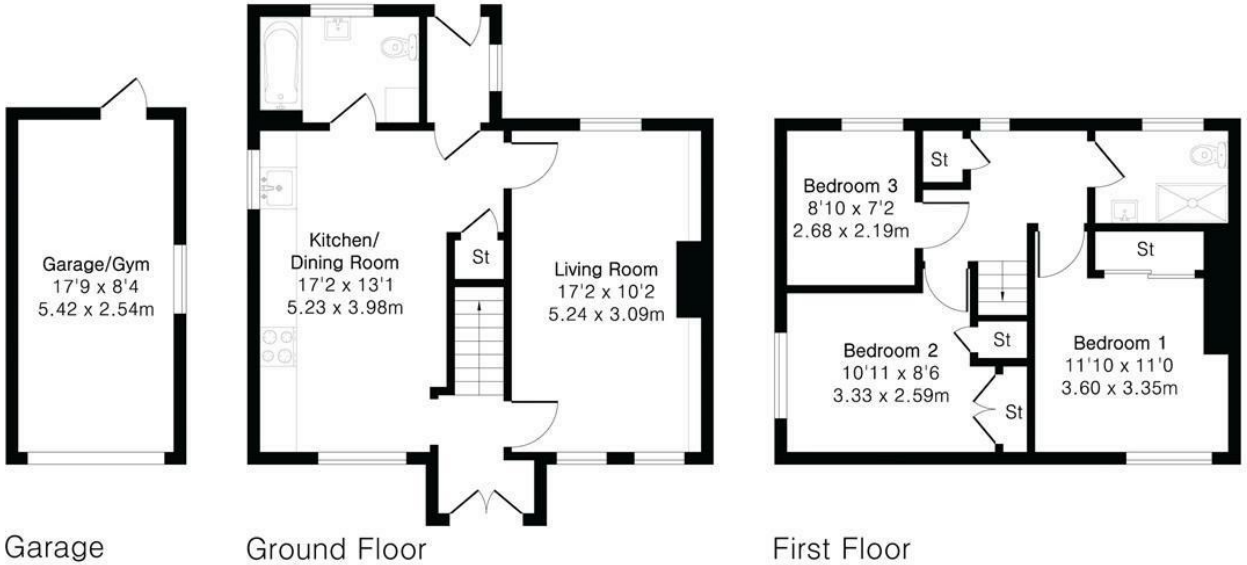
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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



Approximate Gross Internal Area 904 sq ft - 84 sq m (Excluding Garage)

Ground Floor Area 498 sq ft – 46 sq m
First Floor Area 406 sq ft – 38 sq m
Garage Area 148 sq ft – 14 sq m



Guide Price £460,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk

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: 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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