

Webb Close, Haverhill, CB9 7HW

CHEFFINS

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Haverhill,
CB9 7HW

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Guide Price £240,000



Situated within the popular Boyton Place development, this attractive and well-presented three-bedroom end-terraced home offers spacious, versatile accommodation arranged over three floors. The property combines comfortable living space with the added benefit of private driveway parking, making it an ideal choice for first-time buyers and families.

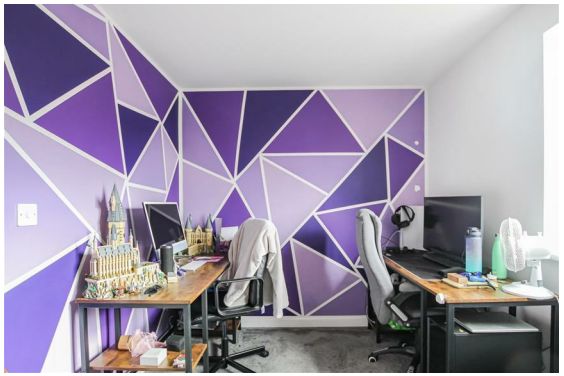
LOCATION

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

Kitchen/Living Room
Open Plan. Patio Doors. Range of Fitted Applicances. Radiator

Bedroom Two
Garden Facing. Radiator.

Bedroom Three
Front Facing. Radiator. L Shape

Bathroom
Three Piece Suite. Shower Over Bath. Heated Towel Rail

Principal Bedroom
Velux Windows. Dual Aspect. Radiator.

Outside
Enclosed Rear Garden. Laid Lawn. Patio Area. Off Road Parking. End Terrace

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 advised that the property has a management company RMG Living which is approximately £150 per annum.

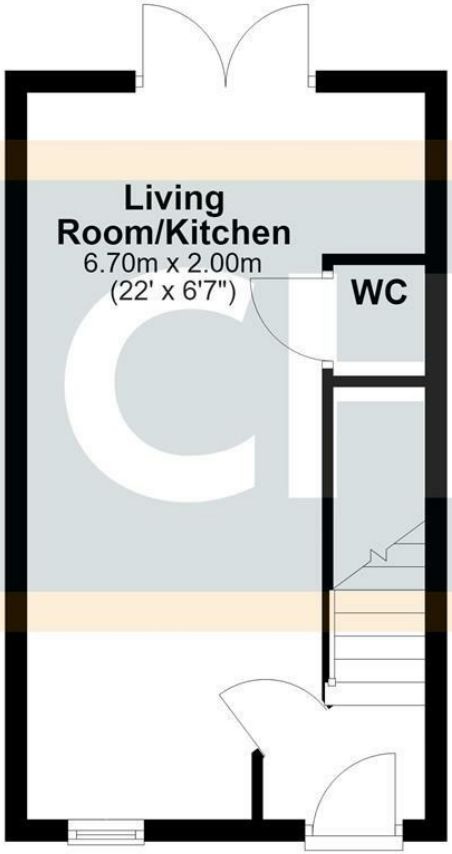
VIEWINGS
By appointment through the Agents.

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

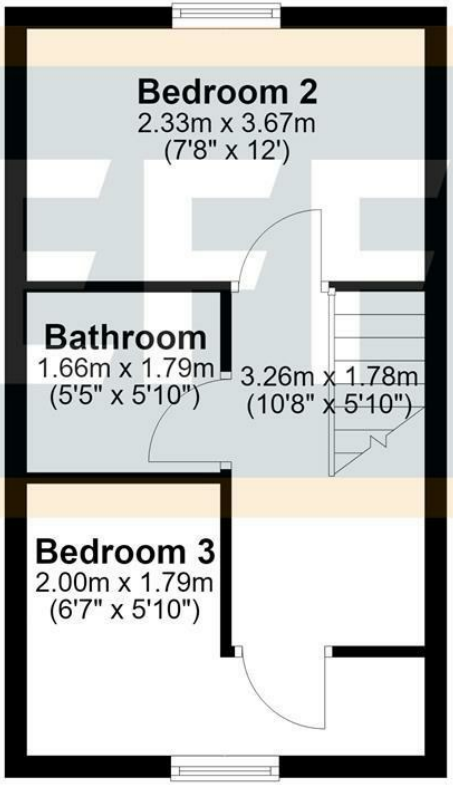
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

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

Ground Floor
Approx. 24.6 sq. metres (264.7 sq. feet)

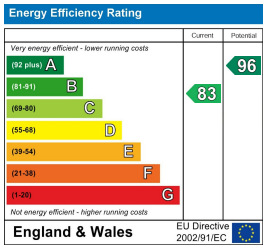


First Floor
Approx. 24.6 sq. metres (264.7 sq. feet)



Second Floor
Approx. 24.6 sq. metres (264.7 sq. feet)





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Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk

Total area: approx. 73.8 sq. metres (794.1 sq. feet)

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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