



Pipers Close, Haverhill, CB9 0LW

**CHEFFINS**



## Pipers Close

Haverhill,  
CB9 0LW

- Three Bedroom
- Greensward To Front & Rear
- Conservatory
- WC
- Gas Central Heating
- Freehold
- EPC Rating C

An immaculate and beautifully presented three bedroom end of terraced family home with greensward to the front and rear, situated on a popular development which is benefitted by spacious accommodation to the ground floor, conservatory and landscaped rear garden. (EPC Rating C)

3 1 2

**Guide Price £279,950**





## 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.

## GROUND FLOOR

### PORCH

Tiled flooring, door leading to:

### LIVING ROOM

Underfloor heating, window to front, radiator, stairs leading to first floor.

### KITCHEN/DINER

Fitted with a range of matching wall and base units with worktop over, stainless steel sink with mixer tap, range oven with gas hob and electric oven, extractor hood over, integral appliances including dishwasher, fridge/freezer, cupboard housing gas boiler, water softener with drinking tap, storage cupboard, underfloor heating, window through to conservatory.

### CONSERVATORY

Upvc construction on brick plinth, wall mounted uplights, door leading through to the garden, insulated roof, built in storage cupboards, door to WC.

### WC

Low w/c, plumbing for washing machine.

## FIRST FLOOR

### BEDROOM ONE

Window to rear, radiator, air circulation vent.

### BEDROOM TWO

Window to front, radiator, air circulation vent.

### BEDROOM THREE

Window to front, radiator, air circulation vent.

### BATHROOM

Refitted bathroom suite comprising of low level wc, pedestal hand wash basin, panelled bath with shower over, tiled flooring, heated towel rail, obscure window to rear, air circulation vent.

### OUTSIDE

At the front of the property is a pathway leading to the front entrance door and round to the residents' parking area at the rear. The property overlooks an area of greensward and trees. To the rear is a generous landscaped garden. Upon leaving the conservatory you step down to a paved area perfect for seating, which leads towards the rear access gate. There is a central lawn area perfect for children, decking area and large shed with power and lighting connected. The garden is enclosed by timber fencing.

### 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 made us aware that there is an annual service charge of £187.55 p.a. this is the most recent yearly charge

The vendor has advised they have fitted air circulation vents in the bedrooms- Lo-Carbon

Sentinel Multivent Plus HX.

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.

VIEWINGS By appointment through the Agents.





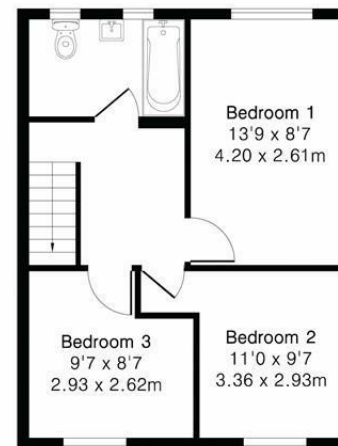
**Approximate Gross Internal Area 974 sq ft - 90 sq m**

Ground Floor Area 561 sq ft – 52 sq m

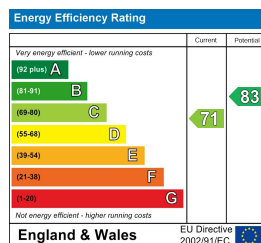
First Floor Area 413 sq ft – 38 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Guide Price £279,950

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>.

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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.

