



North Avenue, Haverhill, CB9 9LX

**CHEFFINS**



## North Avenue

Haverhill,  
CB9 9LX

A spacious one bedroom first floor maisonette within close proximity to the town centre and its amenities. The property benefits from many fine features including a generous lounge/ diner and fitted kitchen. (EPC Rating D).

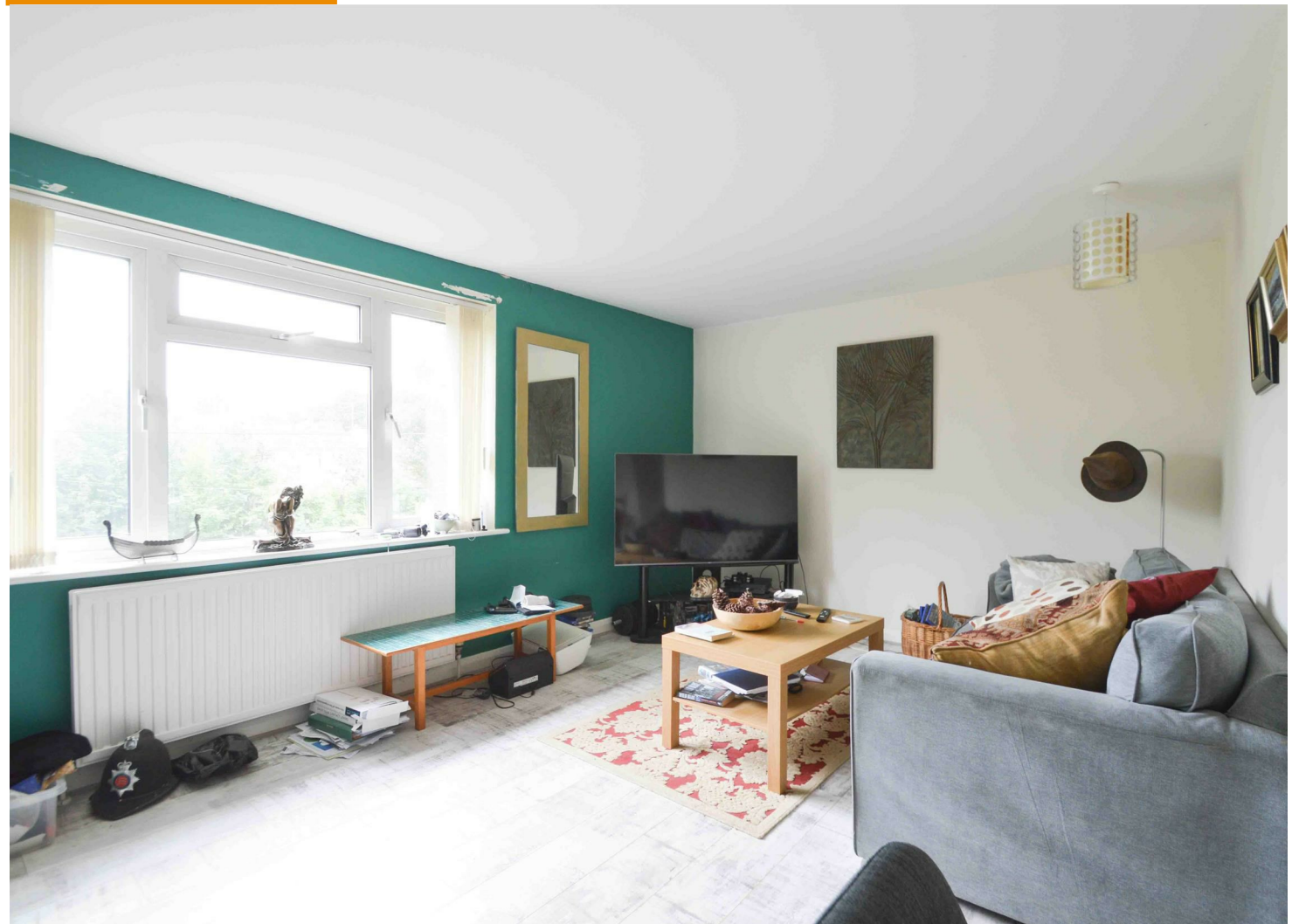
Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London 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 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, gymnasias, 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.



**Guide Price £135,000**





## ENTRANCE HALL

Storage cupboard, doors to:

## LIVING/DINING ROOM

Window to side, radiator, door to storage cupboard.

## KITCHEN

Fitted wall and base level units, stainless steel sink, space for fridge, plumbing for washing machine, space for cooker with extractor over, window to front, radiator.

## BEDROOM ONE

Window to front, radiator.

## BATHROOM

Re-fitted three piece suite comprising shower enclosure, vanity hand wash unit and storage, low w/c, obscure window, heated towel rail, radiator, extractor fan.

## AGENTS NOTE

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

Lease Details - We have been advised that the property is Lease hold 125 years from January 1988 with

88 years remaining, £10 ground rent per annum, £333.74 annual service charge. The service charge does include buildings insurance.

Viewings Strictly by appointment through the selling agents.

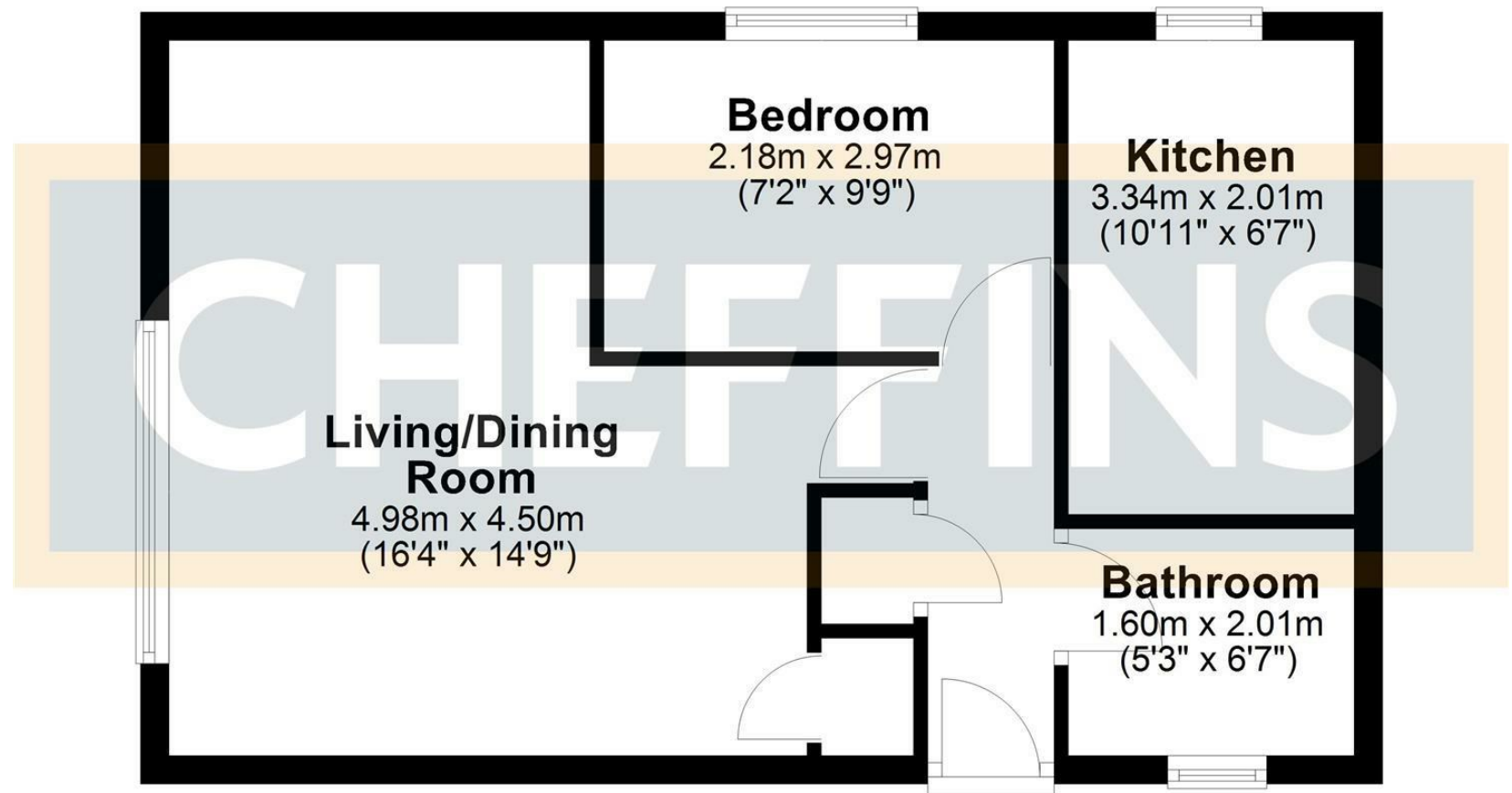
SPECIAL NOTES - 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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. 41.6 sq. metres (447.6 sq. feet)



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	Potential
62	75
England & Wales	
EU Directive 2002/91/EC	

Guide Price £135,000

Tenure - Leasehold

Council Tax Band - A

Local Authority - West Suffolk

Total area: approx. 41.6 sq. metres (447.6 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: 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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