

Mill Road, Haverhill, CB9 8BD

CHEFFINS

CHEFFINS

Mill Road

Haverhill,
CB9 8BD

2 1 1

Guide Price £195,000

A well presented two bedroom family home in the centre of Haverhill. The property benefits from a spacious living room, modern kitchen/diner, two double bedrooms and a newly fitted bathroom. Outside is a low maintenance garden to the rear and on street parking. (EPC D)



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 PORCH
Access to Living Room and stairs

LIVING ROOM
Window to front, radiator, door to:

KITCHEN/DINER
Fitted with matching base and eye level units with worktop over, electric oven, space and plumbing for washing machine, boiler, space for fridge/freezer, window to rear, door to garden.

CELLAR

FIRST FLOOR

BEDROOM ONE
Window to front, storage cupboard, radiator.

BEDROOM TWO
Window to rear, radiator.

BATHROOM
Newly fitted three piece suite with shower over bath, pedestal hand wash basin, low level wc, hated towel rail, obscure window.

OUTSIDE
The rear garden is low maintenance, predominantly shingle with a right of access way to the rear for bins. Behind this pathway is the remainder of the garden, which is shingle.

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 there is a right of access pathway in the rear garden, for all houses in the terrace for bin access.

VIEWINGS
By appointment through the Agents.

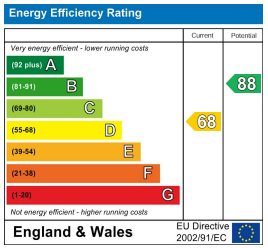
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.









Guide Price £195,000

Tenure - Freehold

Council Tax Band - A

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: 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.

CHEFFINS