

Boxford Court, Haverhill, CB9 8JB

CHEFFINS

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Haverhill,
CB9 8JB

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Guide Price £215,000

A well presented three bedroom mid terrace property, ideal for first time buyers and or investors. The property consists of a good size living room, kitchen, three bedrooms, family bathroom and seperate WC. Outside is an easy to manage patio garden.



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.








GROUND FLOOR

ENTRANCE HALL
Stairs to first floor, door to:

LIVING ROOM
Window to rear, radiator, door to:

KITCHEN/DINING ROOM
Fitted with matching base and eye level units with worktop over, double eye level oven, space for plumbing machine, ceramic hob with extractor over, stainless steel sink with mixer tap, window to rear, door to rear garden, door to:

UTILITY ROOM
Space for fridge freezer, additional plumbing for washing machine or dishwasher.

FIRST FLOOR

LANDING
Airing cupboard, storage cupboard, doors to:

BEDROOM ONE
Window to rear, radiator.

BEDROOM TWO
Window to rear, radiator.

BEDROOM THREE
Window to rear, radiator.

WC
Low level WC, obscure window.

BATHROOM
Pedestal hand wash basin, panelled bath with shower attachment, obscure window, radiator.

OUTSIDE
Enclosed rear garden mostly made up of patio and decking. Not overlooked.

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

VIEWINGS
By appointment through the Agents.

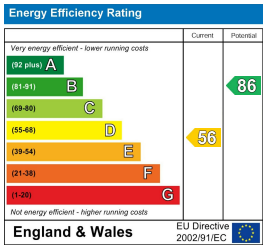
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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 928 sq ft - 86 sq m

Ground Floor Area 461 sq ft – 43 sq m

First Floor Area 467 sq ft – 43 sq m



Guide Price £215,000

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: 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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