



Ruffles Road, Haverhill, CB9 0JY

**CHEFFINS**



## Ruffles Road

Haverhill,  
CB9 0JY

An extremely well presented two bedroom property conveniently located within close proximity to the town centre and its amenities. The property enjoys many fine features including a lounge / diner, fitted kitchen with integrated appliances and one allocated parking space. (EPC Rating TBC)

### 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.



**Guide Price £235,000**





## GROUND FLOOR

WC Fitted with two piece suite comprising pedestal wash hand basin and low-level WC, radiator, obscure window.

LOUNGE / DINING ROOM Sliding patio doors to garden, radiator, stairs to first floor.

KITCHEN Fitted with a matching range of base and eye level units with worktop space over, integrated fridge/freezer, washing machine, electric oven, four ring gas hob with extractor hood over, window to front.

## FIRST FLOOR

### LANDING

BEDROOM 1 Window to front, fitted wardrobes, radiator.

BEDROOM 2 Window to rear, radiator, storage area / wardrobe.

BATHROOM Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, radiator.

OUTSIDE The property has a pleasant and well maintained rear garden with an immediate patio area on leaving the

Lounge/Diner. A pathway leads to the rear access gate, there is a lawned area and vegetable patch.

ALLOCATED PARKING There is one allocated parking space to the front of the property.

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.





Energy Efficiency Rating		
	Current	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £235,000

Tenure – Freehold

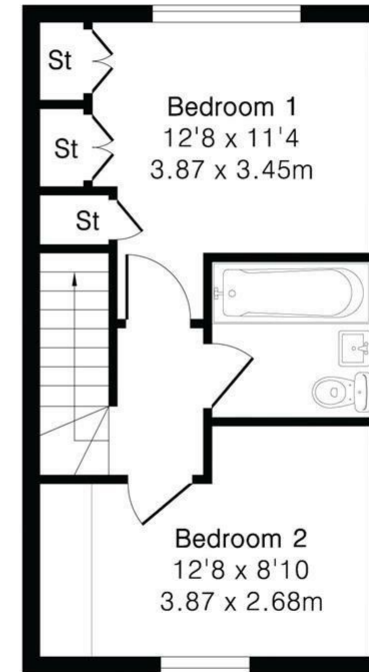
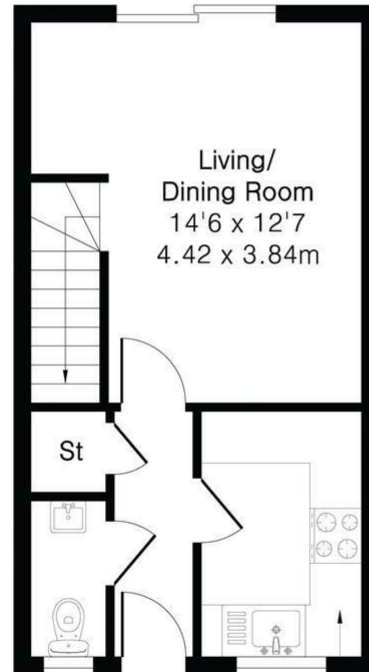
Council Tax Band – B

Local Authority – West Suffolk

**Approximate Gross Internal Area 610 sq ft - 56 sq m**

Ground Floor Area 305 sq ft – 28 sq m

First Floor Area 305 sq ft – 28 sq m



Ground Floor

First Floor

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.

