



Eden Road, Haverhill, CB9 8DX

**CHEFFINS**

## Eden Road

Haverhill,  
CB9 8DX

A charming, two bedroom period property which has been highly renovated throughout by the current vendor. Offering open plan living, refitted kitchen, modern bathroom suite and low maintenance rear garden. (EPC Rating 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, 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.

2 1 1

Guide Price £199,950





## GROUND FLOOR

### LIVING ROOM

Window to front, radiator, feature woodburner, open plan to:

### DINING AREA

French doors to garden, stairs to first floor, open plan to:

### KITCHEN

Refitted base and eye level units with worktop over, stainless steel sink with mixer tap, integral washer/drier, integral slim line dishwasher, integral fridge/freezer, microwave, electric oven with four ring induction hob, dual aspect windows, radiator.

## FIRST FLOOR

Storage cupboard, doors to:

### BEDROOM ONE

Window to front, radiator, loft hatch with drop down ladder.

### BEDROOM TWO/STUDY

Window to rear, radiator.

## BATHROOM

Three piece suite comprising panelled bath with shower over, low wc, vanity hand wash basin, obscure window, extractor fan, tiled flooring.

## OUTSIDE

A low maintenance, private courtyard garden with laid Astro turf and enclosed by timber fencing with a rear access gate.

## 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 the property was damp proofed in 2020, there is a 25 year guarantee for this.

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.

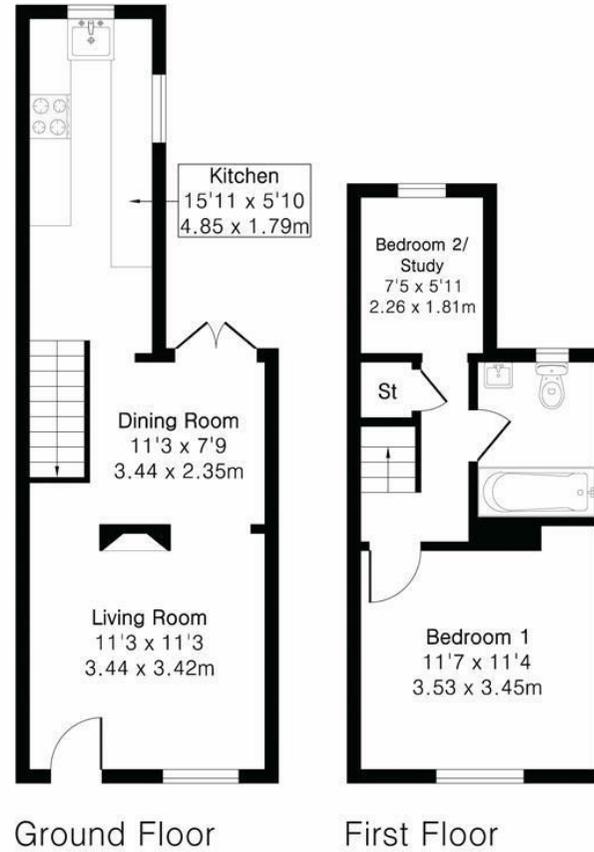
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.



**Approximate Gross Internal Area 579 sq ft - 54 sq m**

Ground Floor Area 314 sq ft – 29 sq m

First Floor Area 265 sq ft – 25 sq m



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	
<b>62</b>	<b>73</b>
England & Wales	EU Directive 2002/91/EC

Guide Price £199,950

Tenure – Freehold

Council Tax Band – A

Local Authority – West Suffolk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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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