



Roman Way, Haverhill, CB9 0NG

CHEFFINS

Roman Way

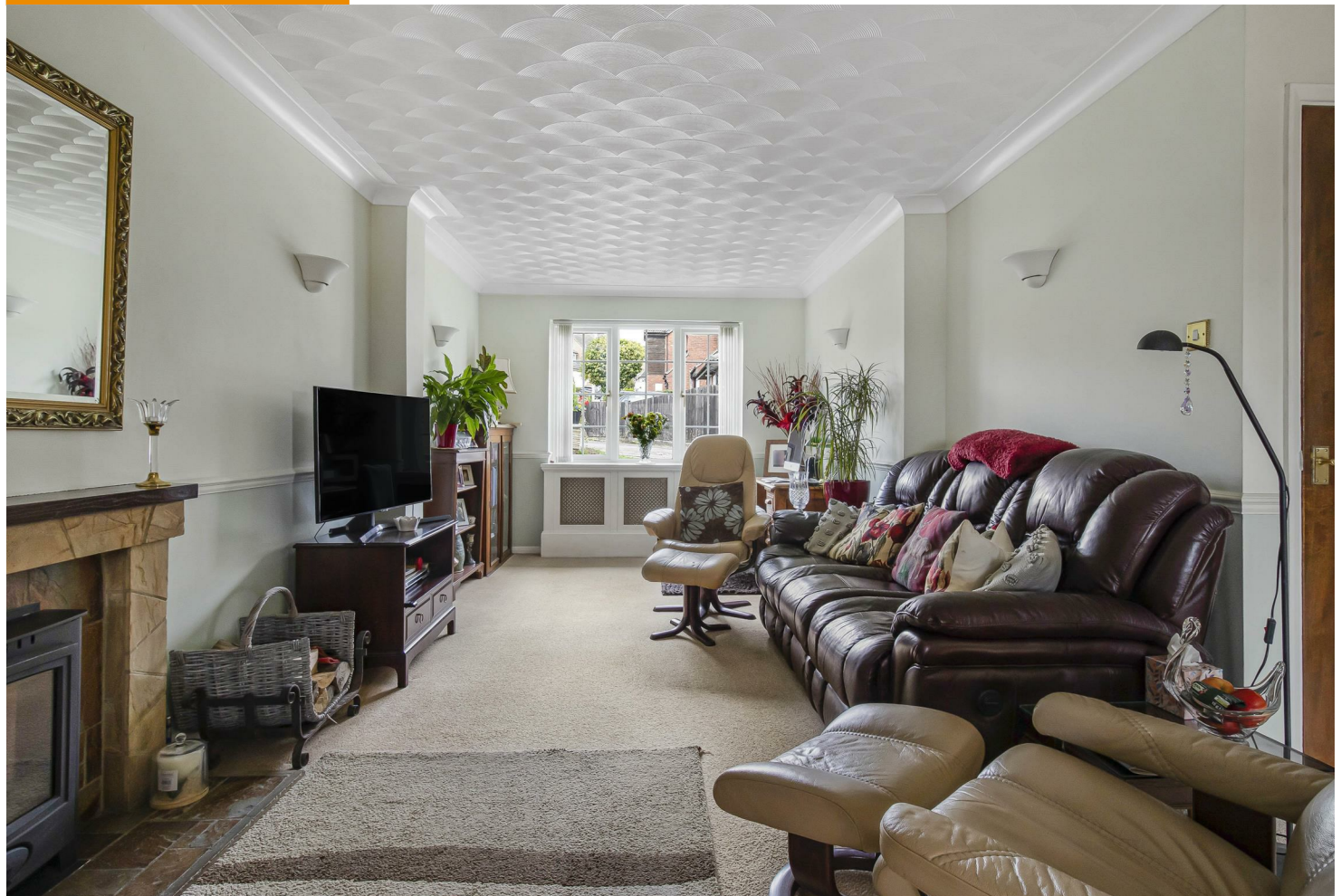
Haverhill,
CB9 0NG

- No Onward Chain
- Four Bedrooms
- Generous Living Accomodation
- Kitchen/Breakfast Room
- Ensuite Shower Room to Master
- WC
- Garage and Driveway
- Freehold
- EPC Rating TBC

An extended four bedroom detached family home benefitting from a generous kitchen/breakfast room, ensuite shower room to master, garage and driveway for 2 vehicles. Located on the well regarded Roman Way development and offered for sale with no onward chain. (EPC Rating TBC)

4 2 1

Guide Price £385,000





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 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.

GROUND FLOOR

ENTRANCE HALL

Radiator, door to wc, door to:

LIVING/FAMILY ROOM

Two radiators, window to front, multifuel burner, under stairs storage,, door to kitchen, open plan to:

DINING ROOM

Radiator, patio doors to rear garden.

KITCHEN

Fitted with matching base and eye level units, one and half bowl stainless steel sink, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, space for cooker with extractor over, storage cupboard, window to rear, door to rear garden.

WC

Two piece suite comprising low level wc, vanity hand wash basin, obscure window, radiator.

FIRST FLOOR

LANDING

Airing cupboard, additional storage over stairs, doors to:

BEDROOM ONE

Window to front, radiator, range of fitted wardrobes and overhead storage, door to:

SHOWER ROOM

Shower enclosure, vanity hand wash basin, heated towel rail, obscure window.

BEDROOM TWO

Two windows, two radiators.

BEDROOM THREE

Window to rear, radiator.

BEDROOM FOUR

Window to rear, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level wc, obscure window, radiator.

GARDEN

Upon leaving the property to the rear garden, there is a large composite decking area for seating with a canopy covering. Further steps down to the lawn with mature shrubs, raised vegetable beds, two sheds enclosed by steel fencing with a side access gate.

GARAGE AND DRIVEWAY

Single garage with up and over door, power and lighting connected, door to kitchen. Driveway for 2 vehicles.

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

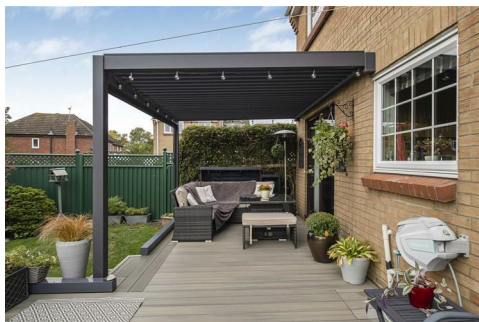
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	76
EU Directive 2002/91/EC		

Guide Price £385,000

Tenure - Freehold

Council Tax Band - D

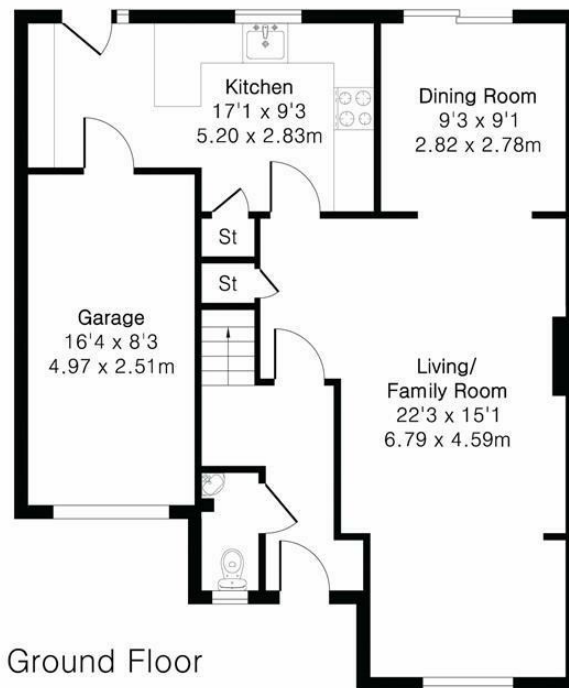
Local Authority - West Suffolk

**Approximate Gross Internal Area 1228 sq ft - 114 sq m
(Excluding Garage)**

Ground Floor Area 604 sq ft - 56 sq m

First Floor Area 624 sq ft - 58 sq m

Garage Area 134 sq ft - 12 sq m



Ground Floor



First Floor



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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