



Victoria Road, Haverhill, CB9 9PS

**CHEFFINS**



# Victoria Road

Haverhill,  
CB9 9PS

An immaculate four bedroom detached family home, occupying a generous corner plot and benefitted by an open plan kitchen/diner, landscaped rear gardens, garage and driveway (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, 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.

4 2 1

Guide Price £370,000





## GROUND FLOOR

### ENTRANCE HALL

Understairs storage, radiator.

### LIVING ROOM

Window to front, sliding patio doors to rear garden, electric fireplace, two radiators.

### KITCHEN/DINING ROOM

Open plan kitchen/diner, fitted with a range of matching base and eye level units, electric double oven, gas hob, plumbing for washing machine, stainless steel sink, integrated dishwasher, space for fridge/freezer, storage cupboard, tiled flooring, door to lobby/boot room, two windows to rear, radiator.

### LOBBY/BOOT ROOM

UPVC construction.

### WC

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

## FIRST FLOOR

### BEDROOM ONE

Fitted wardrobes, window to rear, door to:

### ENSUITE

Three piece suite comprising of shower enclosure, low level wc, pedestal hand wash basin, heated towel rail, extractor fan, obscure window.

### BEDROOM TWO

Window to front, radiator.

### BEDROOM THREE

Window to rear, radiator.

### BEDROOM FOUR/STUDY

Window to rear, radiator.

## BATHROOM

Three piece suite comprising of bath with shower over, low level wc, pedestal hand wash basin, heated towel rail, extractor fan, obscure window.

## OUTSIDE

An immaculate landscaped rear garden with mature plants and shrubs. Upon leaving the property there is a large paved patio area, with an additional covered seating area to the side. A greenhouse sits to the left hand side of the garden, a side access gate leads to the driveway with a personal access door to the garage. The garden is enclosed by timber fencing.

## GARAGE AND DRIVEWAY

Single garage with up and over door with power and light connected. Driveway for 3/4 vehicles.

## AGENTS NOTE

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

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.

VIEWINGS By appointment through the Agents.



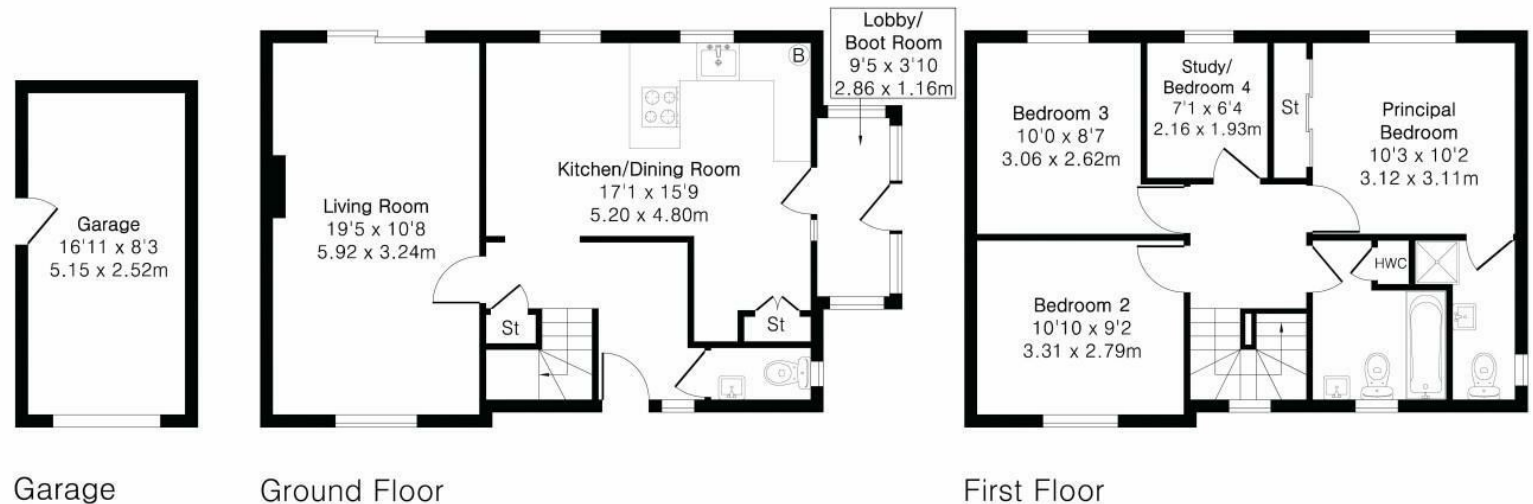


## Approximate Gross Internal Area 1115 sq ft - 104 sq m (Excluding Garage)

Ground Floor Area 577 sq ft – 54 sq m

First Floor Area 538 sq ft – 50 sq m

Garage Area 140 sq ft – 13 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	75
EU Directive 2002/91/EC		

Guide Price £370,000

Tenure – Freehold

Council Tax Band – D

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: 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.

