



Linton Place, Haverhill, CB9 0AX

CHEFFINS

Linton Place

Haverhill,
CB9 0AX

A spacious three bedroom, end terraced property situated on the popular Chalkstone development. This home would make an ideal first time buyers or investment property with lounge, separate dining room, re fitted kitchen, re fitted bathroom and downstairs WC. (EPC Rating C)

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, gymnasium, 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.

3 1 2

Guide Price £234,950





ENTRANCE HALL

Stairs to first floor, doors to:

WC

Suite comprising low level WC, wall mounted wash hand basin, window to front.

LOUNGE

Large window to front, radiator.

KITCHEN

Re fitted kitchen with range of matching wall and base units with work surfaces over, tiled splash backs, stainless steel sink with mixer taps, electric oven with extractor hood over, space and plumbing for appliances, window to rear, open to:

DINING ROOM

Patio doors to rear, laminate flooring, radiator.

FIRST FLOOR

Loft access, doors to:

BEDROOM ONE

Window to front, radiator.

BEDROOM TWO

Window to rear, radiator.

BEDROOM THREE

Window to rear, radiator.

BATHROOM

Newly fitted suite comprising side panelled bath with shower over, glass screen, pedestal wash hand basin, low level WC, tiled walls

and tiled flooring, chrome heated towel rail, window to front.

OUTSIDE

Front: Overlooking greensward, the garden is enclosed by picket fencing with laid to shingle gardens and path leading to front door.

Rear: Enclosed by timber fencing with side gated access, the gardens are mainly laid to lawn with mature shrub borders.

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 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.



| Energy Efficiency Rating | | Current | Potential | |
|---|--|-------------------------|-----------|--|
| Very energy efficient - lower running costs | | | | |
| (92-100) A | | | 87 | |
| (81-91) B | | | | |
| (69-80) C | | 71 | | |
| (55-68) D | | | | |
| (39-54) E | | | | |
| (21-38) F | | | | |
| (1-20) G | | | | |
| Not energy efficient - higher running costs | | | | |
| England & Wales | | EU Directive 2002/91/EC | | |

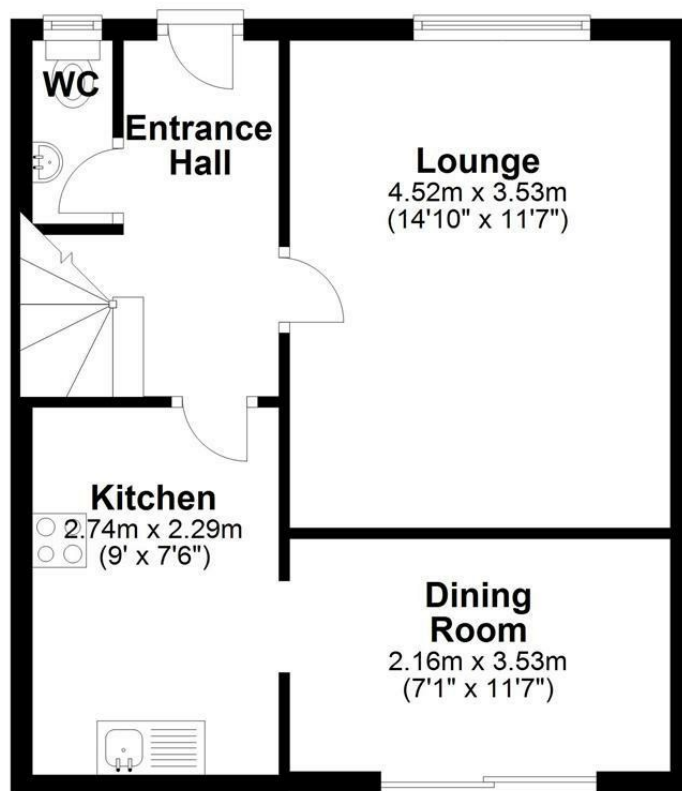
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Tenure - Freehold

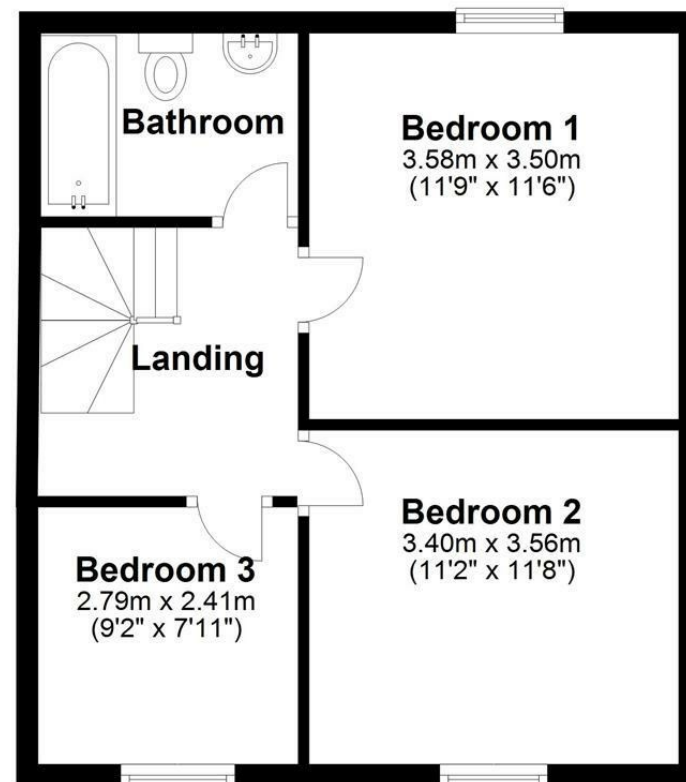
Council Tax Band -

Local Authority -

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.



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