



Bartlow Place, Haverhill, CB9 0AG

CHEFFINS

Bartlow Place

Haverhill,
CB9 0AG

- Open Plan Kitchen/Dining Room
- Large Garden Office/Workshop
- Master Bedroom With Walk In Wardrobe
- Gas Central Heating
- Downstairs WC
- Overlooking Greensward
- Walking Distance To Local Schools
- Freehold
- Council Tax Band B

Spacious three bedroom end of terrace house on the popular Chalkstone development, the property has good sized accommodation to lounge, dining room, kitchen, three bedrooms, downstairs WC, bathroom & gardens with large outbuilding. (EPC TBC)



Guide Price £220,000





LOCATION

Haverhill: Haverhill is a thriving and popular market town 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.

Tenure: Freehold

ENTRANCE HALL Radiator, storage cupboard, tiled flooring, meter cupboard, door to:

DOWNSTAIRS WC Window to front, tiled flooring, low level WC, vanity wash basin.

DINING ROOM 14' 4" x 8' 5" (4.37m x 2.57m) Patio door to rear garden, vinyl flooring, stairs to first floor, radiator, opening to:

KITCHEN 8' 2" x 5' 6" (2.5m x 1.68m) Window to front aspect. Range of base & eye level units with worktops over, stainless steel sink & drainer, space & plumbing for appliances., cupboard, radiator.

LOUNGE 17' 0" x 9' 10" (5.2m x 3.0m) Dual aspect room with windows to front and rear, radiator.

LANDING Loft access, large cupboard housing boiler, radiator.

BEDROOM ONE 11' 3" x 11' 1" (3.45m x 3.4m) Window, walk in wardrobe, radiator.

BEDROOM TWO 9' 10" x 8' 6" (3.0m x 2.6m) Window, radiator.

BEDROOM THREE 8' 4" x 6' 10" (2.56m x 2.1m) Window, radiator, cupboard.

BATHROOM Window to front aspect. shower, low level WC, wash basin, radiator, tiled walls.

OUTSIDE The property fronts onto a green with path to front door. The rear garden is enclosed by fencing, with large outbuilding/garden office measuring 4.7M X 2.1M with power and light connected, Remainder mainly laid to flower bed, with decking seating area.

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

<https://sprift.com/dashboard/custom-ipr-report/26-bartlow-place-haverhill-cb9-0ag/3473355>

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.

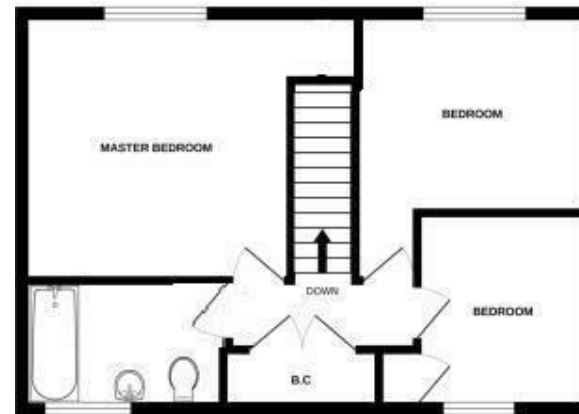
2. Please note that none of the appliances or the services at this

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.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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		

Guide Price £220,000

Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk

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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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