

Duddery Road, Haverhill, CB9 8EA

CHEFFINS

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Haverhill,
CB9 8EA

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Guide Price £190,000



Offered for sale with no onward chain is a three bedroom mid terrace Victorian house, ideal for first time buyers and those wanting to be close to Haverhill town centre. The property has been improved and consists of an open plan living room/dining room, kitchen, bathroom, two double bedrooms and a single bedroom.

LOCATION

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 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, gymnasia, churches of various denominations and much more.








GROUND FLOOR

LIVING ROOM
An open-plan room with an electric feature fireplace with wooden surrounds. There is parquet flooring to the dining area at the back of the property, stairs up to the first-floor landing, window to front.

KITCHEN
A range of matched wall and base units with work surfaces over, space and plumbing for appliances, built-in electric oven with four-ring gas hob and extractor hood over, tiled splashbacks, stainless steel sink, window to the side, and a doorway through to the bathroom.

BATHROOM
Two piece suite comprising a P-shaped bath with shower over, built-in storage, vanity wash hand basin, heated towel rail, double-glazed window to the side, and a door through to the WC with a low-level WC, window to the rear, radiator, tiled flooring in both the bathroom and the WC.

FIRST FLOOR

LANDING
Loft access, window to the rear, doors to:

BEDROOM ONE
Built-in storage cupboard, radiator and double-glazed window to the front.

BEDROOM TWO
Double-glazed window to the rear and radiator, door to:

BEDROOM THREE
Double-glazed window to the rear, radiator, and a built-in storage cupboard housing the gas boiler.

OUTSIDE
The rear is garden is low-maintenance, being mainly laid to paving with a timber-built shed, gated rear access, and pedestrian access for bins.

PARKING
On-street permit parking is available at the front of the property.

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.

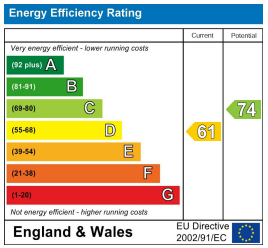
SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.





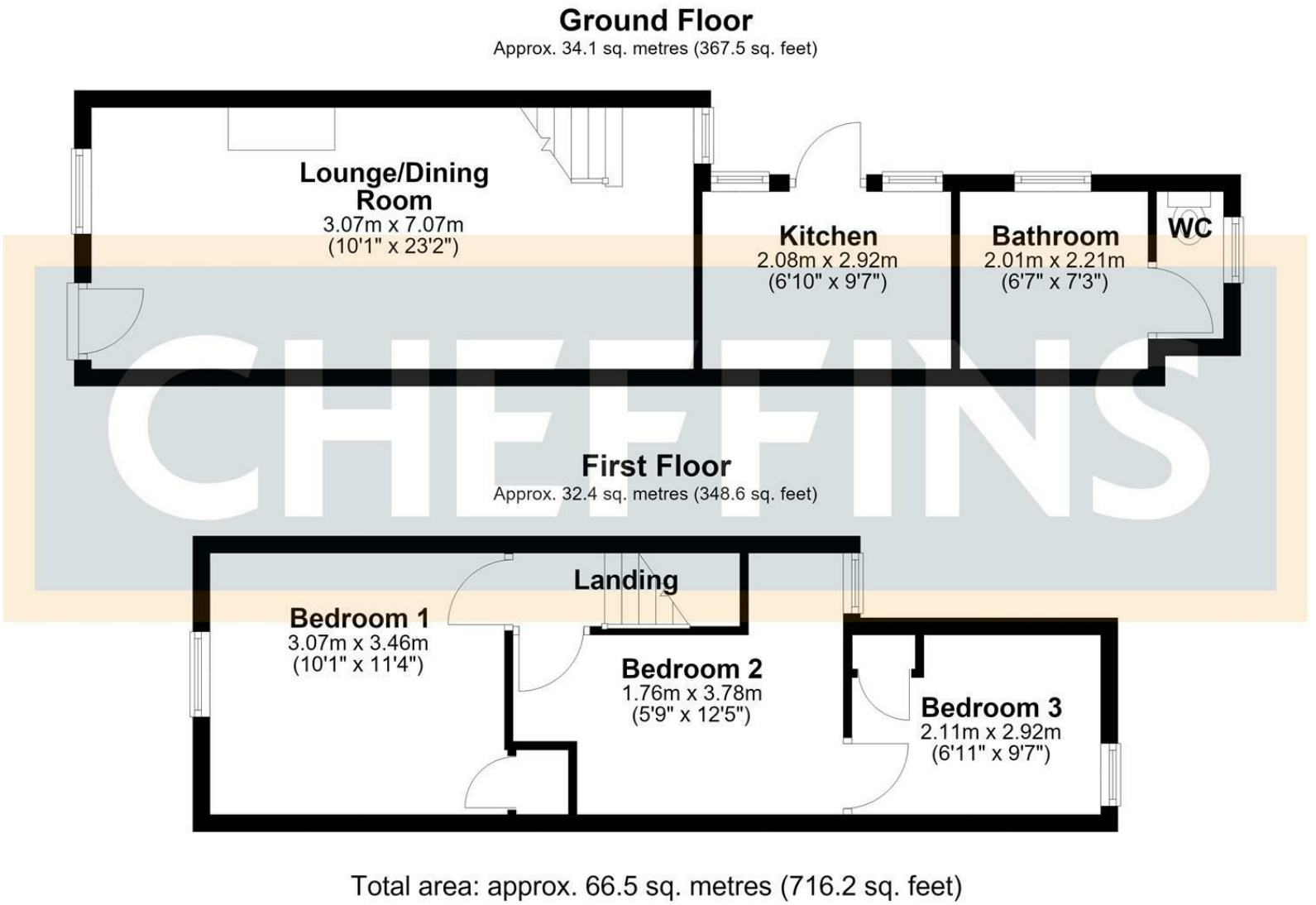


Guide Price £190,000

Tenure - Freehold

Council Tax Band - B

Local Authority - West Suffolk



Total area: approx. 66.5 sq. metres (716.2 sq. feet)

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.